

Send Tax Notice to:
Kristin M. Smith
107 E Sterrett St
Columbiana, AL 35051

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: PEL-25-13147

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED EIGHTY NINE THOUSAND FIVE HUNDRED AND 00/100 (\$289,500.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Emilee Mathias and Mitchell Mathias, a married couple (herein referred to as "Grantor,"** whether one or more), whose mailing address is

7065 Stone Chase Lane, Gulf Shores, AL 36542

by **Kristin M. Smith (herein referred to as "Grantee"),** whose mailing address is

107 E Sterrett St., Columbiana, AL 35051

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **107 E Sterrett St., Columbiana, AL 35051,** and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2026 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$284,255.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 22 day of 12,
2025

Emilee Speed Mathias
Emilee Mathias
Mitchell Mathias
Mitchell Mathias

STATE OF ALABAMA
COUNTY OF Baldwin

I, the undersigned Notary Public in and for said County and State, hereby certify that Emilee Mathias and Mitchell Mathias whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of December, 2025.

Christine Marie Eyres

Notary Public

My Commission Expires:

9/11/27

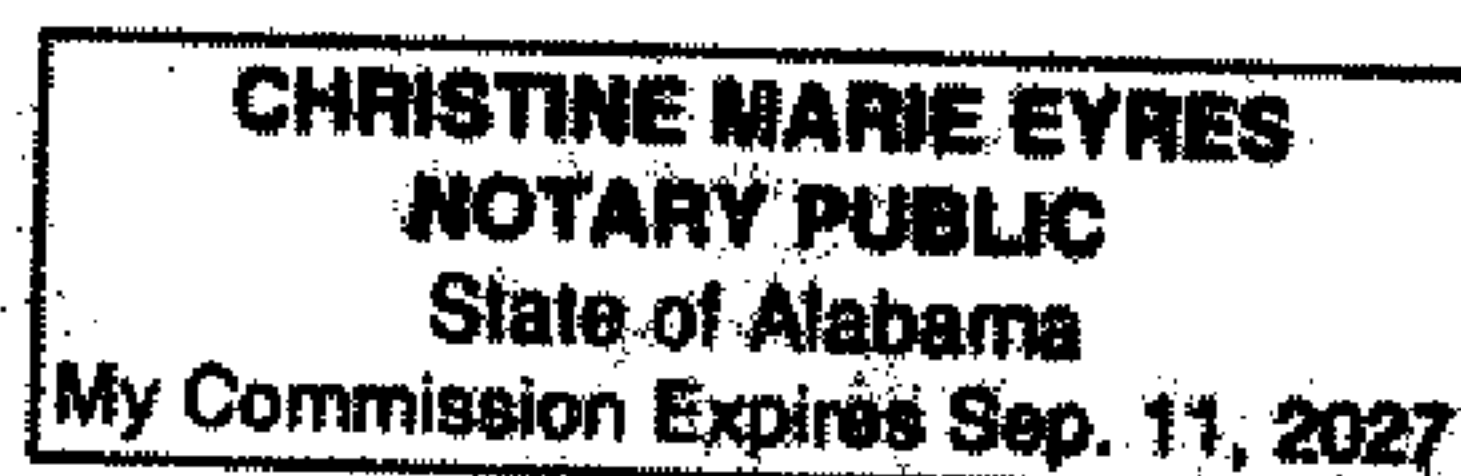


EXHIBIT A**Property 1:**

That certain lot of land in the town of Columbiana, Alabama, described as beginning at the Southwest corner of the Southwest Quarter of the Southwest Quarter of Section 24, Township 21 South, Range 1 West, in Shelby County, Alabama, and run thence North 03 degrees West 260.5 feet to the point of beginning of the lot herein described and conveyed; run thence North 85 degrees and 6 minutes East 122.85 feet; run thence North 9 degrees, 20 minutes West, a distance of 253.18 feet to the South line of Sterrett Street; run thence South 83 degrees, 42 minutes West, a distance of 160 feet along said Sterrett Street; run thence South 9 degrees, 20 minutes East 249.32 feet; run thence North 85 degrees, 6 minutes East, a distance of 37.15 feet to the point of beginning of the lot herein described and conveyed, the said tract of land lying and being in the Southeast Quarter of the Southeast Quarter of Section 23 and in the Southwest Quarter of the Southwest Quarter of Section 24, all in Township 21 South, Range 1 West, Shelby County, Alabama



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/08/2026 09:37:24 AM
\$33.50 JOANN
20260108000006420

Allen S. Bayl