

Send Tax Notice to:

William Hyle Sanders
106 Robertson Road
Wilsonville, Alabama 35186

WARRANTY DEED
Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
SHELBY COUNTY)



20260109000008140 1/3 \$478.00
Shelby Cnty Judge of Probate, AL
01/09/2026 09:00:22 AM FILED/CERT

That for and in consideration of the sum of ONE 00/100 Dollars (\$1.00) that the undersigned Grantor in hand paid by the Grantees herein the receipt whereof is acknowledged, I, WILLIAM HYLE SANDERS, do grant, bargain, sell and convey unto, **WILLIAM HYLE SANDERS, a unmarried man and ANAMARIA FUERTES KIRK, an unmarried woman** (hereafter called Grantees), as joint tenants, with right of survivorship, the following: all right, title, interest and claim in or to the following described real estate, situated in SHELBY COUNTY, Alabama, to-wit:

106 Robertson Road
Wilsonville, Alabama 35186

PARCEL: 17-09-30-0-000-010.003

SEE EXHIBIT "A" attached hereto.

TO HAVE AND TO HOLD to said GRANTEES forever.

Given under my hand and seal, the 21 day of October, 2025.

William Hyle Sanders (Seal)
By: WILLIAM HYLE SANDERS

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that WILLIAM HYLE SANDERS, whose name is 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, she executed the same voluntarily for and as the act of the Grantee on the day the same bears date.

GIVEN under my hand official seal this the 21 day of October, 2025.

NOTARY PUBLIC

My Commission Expires:

Prepared by
Anne E Lange
1 Deringer Park South
Suite 312 S
Birmingham AL 35243

Shelby County, AL 01/09/2026
State of Alabama
Deed Tax: \$450.00



20260109000008140 2/3 \$478.00
Shelby Cnty Judge of Probate, AL
01/09/2026 09:00:22 AM FILED/CERT

Exhibit "A"

A parcel of land situated in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 30 and the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 29, all in Township 20 South, Range 2 East, City of Wilsonville, Shelby County, Alabama, and being more particularly described as follows: Begin at the NE corner of the SE $\frac{1}{4}$ of above said Section 30, said point being the POINT OF BEGINNING; thence North 85 degrees 25 minutes 12 seconds East, a distance of 1,293.34 feet to the approximate center of Four Mile Creek, (following calls will be along the approximate center of Four Mile Creek until otherwise stated); thence South 38 degrees 11 minutes 52 seconds West, a distance of 85.06 feet; thence South 51 degrees 24 minutes 39 seconds West, a distance of 139.53 feet; thence North 89 degrees 32 minutes 44 seconds West, a distance of 123.61 feet; thence South 39 degrees 00 minutes 27 seconds West, a distance of 155.94 feet; thence South 48 degrees 34 minutes 14 seconds West, a distance of 155.76 feet; thence South 23 degrees 08 minutes 41 seconds East, a distance of 95.13 feet; thence North 84 degrees 08 minutes 15 seconds East, a distance of 124.75 feet; thence South 38 degrees 02 minutes 37 seconds East, a distance of 68.45 feet; thence South 10 degrees 28 minutes 01 second West, a distance of 179.11 feet; thence South 45 degrees 01 minute 31 seconds West, a distance of 122.72 feet; thence South 73 degrees 48 minutes 16 seconds West, a distance of 43.92 feet; thence North 66 degrees 10 minutes 13 seconds West, a distance of 124.93 feet; thence South 84 degrees 25 minutes 58 seconds West, a distance of 60.62 feet; thence South 09 degrees 42 minutes 35 seconds West, a distance of 144.08 feet; thence South 56 degrees 50 minutes 41 seconds West, a distance of 76.16 feet; then North 84 degrees 12 minutes 44 seconds West, a distance of 102.05 feet; thence South 80 degrees 38 minutes 40 seconds West, a distance of 204.12 feet; thence North 69 degrees 57 minutes 37 seconds West, a distance of 65.78 feet; thence North 33 degrees 26 minutes 13 seconds West, a distance of 84.56 feet; thence North 53 degrees 04 minutes 02 seconds West, a distance of 64.43 feet; thence South 82 degrees 24 minutes 43 seconds West, a distance of 51.96 feet; thence South 36 degrees 07 minutes 54 seconds West, a distance of 51.57 feet; thence South 08 degrees 04 minutes 50 seconds East, a distance of 132.51 feet; thence South 65 degrees 23 minutes 54 seconds West, a distance of 96.29 feet; thence North 45 degrees 46 minutes 58 seconds West, a distance of 62.74 feet; thence South 79 degrees 01 minute 15 seconds West, a distance of 70.41 feet; thence North 88 degrees 53 minutes 34 seconds West, a distance of 78.20 feet; thence South 74 degrees 45 minutes 28 seconds West, a distance of 78.29 feet; thence South 88 degrees 43 minutes 41 seconds West, a distance of 66.23 feet; thence North 75 degrees 16 minutes 39 seconds West, a distance of 127.46 feet; to the Easterly R. O. W. line of Shelby County Highway 441; thence North 07 degrees 24 minutes 41 seconds East, along said R. O. W. line and leaving approximate center of Four Mile Creek, a distance of 152.77 feet to the beginning of a curve to the left having a radius of 1,560.00, a central angle of 06 degrees 14 minutes 19 seconds and subtended by a chord which bears north 04 degrees 17 minutes 31 seconds East, and a chord distance of 169.78 feet; fits along the arc of said curve and said R. O. W. line, a distance of 169.86 feet; thence North 63 degrees 50 minutes 41 seconds East and leaving said R. O. W. line, a distance of 147.08 feet; thence South 36 degrees 10 minutes 36 seconds East, a distance of 81.79 feet; thence North 64 degrees 16 minutes 10 seconds East, a distance of 142.73 feet; thence North 19 degrees, 58 minutes 04 seconds West, a distance of 202.64 feet; thence North 34 degrees 22 minutes 17 seconds West, a distance of 188.10 feet; thence North 41 degrees 06 minutes 24 seconds East, a distance of 173.38 feet; thence North 82 degrees 58 minutes 17 seconds East, a distance of 224.30 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, AL Reg. #21784, dated September 12, 2007.

Real Estate Sales Validation

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name William Sanders
Mailing Address 106 Robertson Road
Wilsonville AL 35186

Grantee's Name William Sanders and
Ana Maria Furtos Kink
Mailing Address 106 Robertson Road
Wilsonville AL 35186

Property Address 106 Robertson Road
Wilsonville AL 35186

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 449,560

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- | | |
|--|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input type="checkbox"/> Closing Statement | |

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 1-9-26

Print Anna Lane, Esq

Unattested

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one