

Send Tax Notice To:

~~Michael H. Williamson~~
~~154 Halifax Lane~~
~~Chelsea, AL 35043~~

THIS INSTRUMENT PREPARED BY:

Jeff W. Parmer
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209
(205) 871-1440 Sibcy Relocation #SCRS-330473

STATUTORY WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ~~Three Hundred Forty Five Thousand and No/100~~ **THREE HUNDRED FORTY FIVE** DOLLARS (\$ 345,000.00), and other good and valuable consideration, this day in hand paid to the undersigned **Old Republic Diversified Services, Inc., a Minnesota Corporation**, (herein referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, Michael H. Williamson and Theresa K. Williamson (hereinafter referred to as GRANTEES), their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 9, as shown on the Final Plat Chelsea Acres Sector 1, according to the map or plat thereof, recorded in Plat Book 57, Page 15, in the Office of the Judge of Probate of Shelby County, Alabama

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$ 0.00 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his/her heirs and assigns forever.

Grantor makes no warranty or covenant respecting the nature of the quality of title to the property herein conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property herein since the day of the acquisition thereof by the Grantor except as disclosed to Grantees.

IN WITNESS WHEREOF, said GRANTOR has hereunto set their hands and seals this the 13th day of December, 2025.

**Old Republic Diversified Services, Inc., a
Minnesota Corporation**

By: [Signature]
Name: Harry Schmitt
Its: vice-president

STATE OF PENNSYLVANIA)
COUNTY OF CHESTER)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that HARRY SCHMITT whose name as VICE-PRESIDENT of **Old Republic Diversified Services, Inc., a Minnesota Corporation.**, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents, HE as such VICE-PRESIDENT and with such authority, executed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 13th day of DECEMBER, 2025.

[Signature]
NOTARY PUBLIC
My Commission Expires: Oct 20, 2029

Commonwealth of Pennsylvania - Notary Seal
VANESSA PAGENKOPF, Notary Public
Chester County
My Commission Expires October 20, 2029
Commission Number 1322233

Real Estate Sales Validation Form

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

Grantor's Name	Sibcy Cline Relocation Services, Inc.	Grantee's Name	Michael H. Williamson and Theresa K. Williamson
Mailing Address	<u>8044 Montgomery Road, Suite 300</u> <u>Cincinnati, OH 45236</u>	Mailing Address	<u>154 Halifax Lane</u> <u>Chelsea, AL 35043</u>
Property Address	<u>154 Halifax lane</u> <u>Chelsea, AL 35043</u>	Date of Sale	<u>January 6, 2026</u>
		Total Purchase Price	<u>\$345,000.00</u>
		or	
		Actual Value	_____
		or	
		Assessor's Market Value	_____

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 checked="" 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.

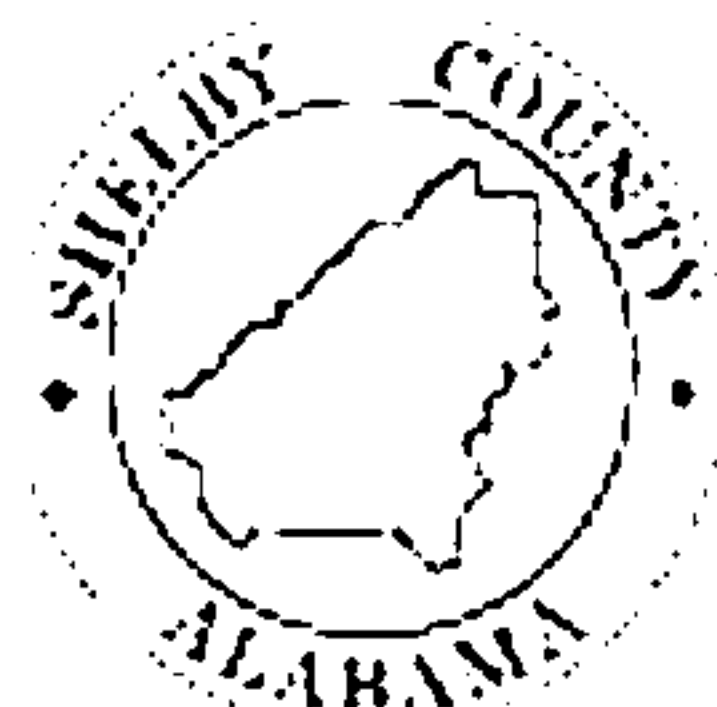
Instructions

- 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 January 6, 2026 Print David Snoddy

Unattested _____ Sign David Snoddy
(Grantor/Grantee/Owner/Agent circle one)



(verified by)
Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
 Shelby County, AL
 01/09/2026 03:14:36 PM
 \$373.00 BRITTANI
 20260109000008870

Ally S. Bayl