

FMV: \$40,240



20260115000014080 1/3 \$70.50  
Shelby Cnty Judge of Probate, AL  
01/15/2026 01:18:23 PM FILED/CERT

## WARRANTY DEED

**GRANTOR:**

**SIMPSON FAMILY PROPERTIES, LLC.  
15 WATKINS LANE  
HATCHECHUBBEE, AL 36858**

**GRANTEE:**

**SUSAN SIMPSON JOHNSTON,  
GLENN CHARLES JOHNSTON AND  
SAMUEL BRIAN SIMPSON,  
PRECIOUS LUZ ACOSTA SIMPSON  
1807 LAKE DAVID DRIVE NW  
CULLMAN, AL 35056**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other love and considerations by the undersigned grantor, Simpson Family Properties, LLC., an Alabama registered Corporation, in hand paid by Susan Simpson Johnston and Glenn Charles Johnston and Samuel Brian Simpson and Precious Luz Acosta Simpson, family members, the receipt and sufficiency of which are hereby acknowledged, I, the said Timothy Wayne Simpson, acting as the acting manager of the Corporation, do hereby grant, bargain, sell and convey unto the said Susan Simpson Johnston and Glenn Charles Johnston and Samuel Brian Simpson and Precious Luz Acosta Simpson, the following described real estate with joint tenancy with right of survivorship, the following lot situated, lying and being in Wilsonville, Shelby County, Alabama, to-wit:

Lot 1 of a Survey by Clinkscale Land Surveying, LLC., dated December 12<sup>th</sup>, 2025 and titled, "A Subdivision For Single Family Residences for Simpson Estates," situated in the NE ¼ and the NW ¼ of Section 2, Township 21 South, Range 1 East, Wilsonville, Shelby County, Alabama and recorded in the Probate Office, Shelby County, Alabama in Map Book 62, Page, 67. Said parcel contains 5.03 acres.

Being part of the same property conveyed by T. A. Waldrop and wife, Hazel C. Waldrop to Buddy Ray Simpson and wife, Margaret L. Simpson by deed dated October 14, 1966 and filed October 17, 1966 at 10:00 o'clock A.M. in Probate Office, Shelby County, Alabama and recorded in Deed Book 245, page 296 and also part of the same property conveyed by Buddy Ray Simpson and Margaret Lenore Simpson to Simpson Family Properties, LLC. by warranty deed dated May 30<sup>th</sup>, 2008.

Shelby County, AL 01/15/2026  
State of Alabama  
Deed Tax: \$40.50



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The above-described real estate does not constitute the homestead of any of the within-named Grantors.

And I, Timothy Wayne Simpson the manager of said Simpson Family Properties, LLC., do, for ourselves, our heirs, executors and administrators, covenant with the said Susan Simpson Johnston and Glenn Charles Johnston and Samuel Brian Simpson and Precious Lutz Acosta Simpson, their heirs and assigns, that I am lawfully seized in fee simple of said premises: that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same unto the said Susan Simpson Johnston and Glenn Charles Johnston and Samuel Brian Simpson and Precious Luz Acosta Simpson, their heirs and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 5<sup>th</sup> day of January 2026.

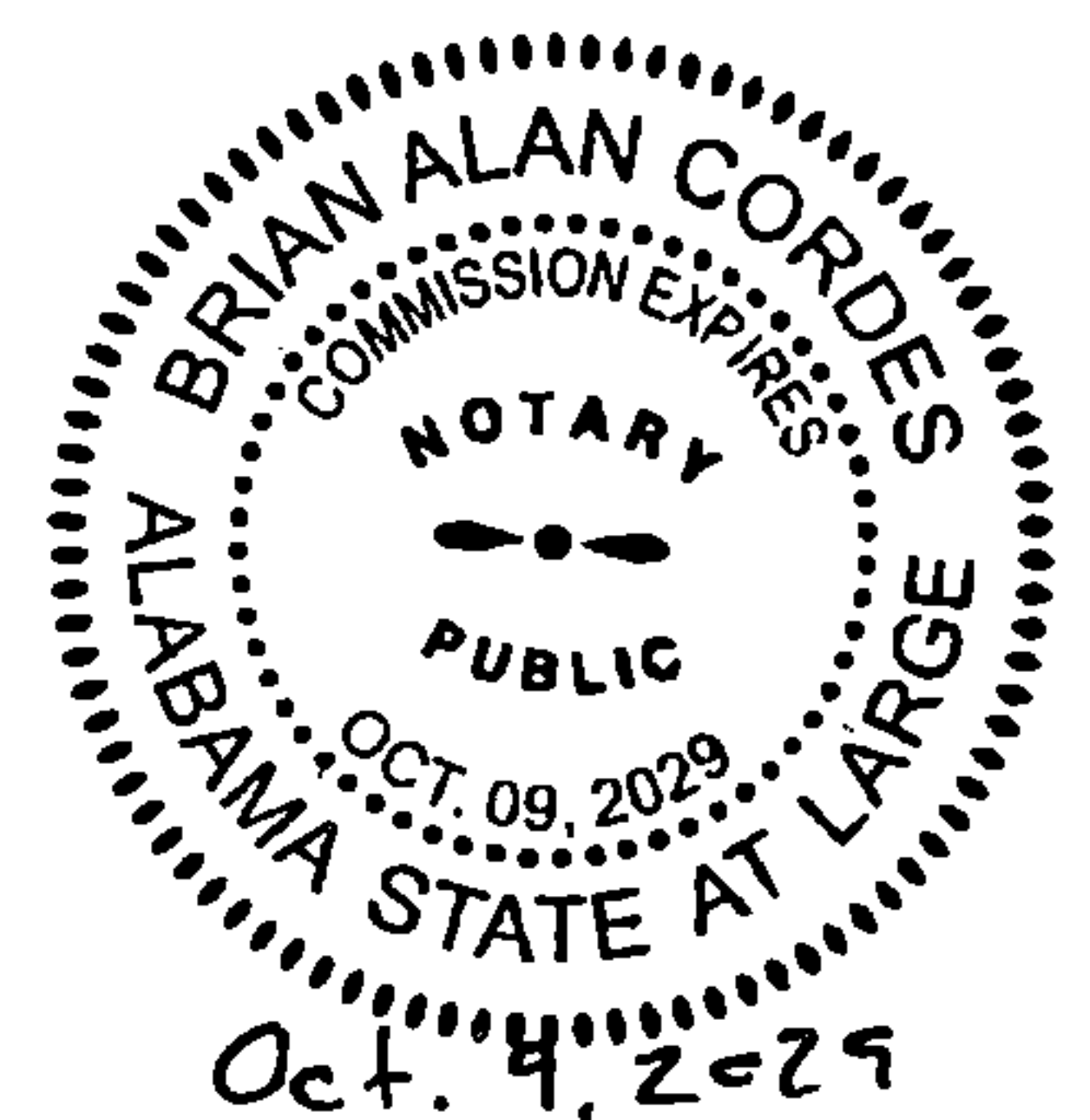
SIMPSON FAMILY PROPERTIES, LLC.  
TIMOTHY WAYNE SIMPSON, ACTING MANAGER

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public in and for said State at Large, do hereby certify that Timothy Wayne Simpson, Acting Manager for Simpson Family Properties, LLC., 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this 5<sup>th</sup> day of January 2026.

  
Notary Public *Brian Alan Cordes*

DEED PREPARED BY: TIMOTHY WAYNE SIMPSON, ACTING MANAGER  
SIMPSON FAMILY PROPERTIES, LLC.

Real Estate Sales Validation Form

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

Grantor's Name Simpson Family Properties, LLC
Mailing Address 15 Watkins Lane
Hatcheechubbee, AL 36858

Grantee's Name Susan Simpson Johnston, Glenn Charles Johnston
Mailing Address Samuel B. Simpson, Priscilla L. Simpson
1807 Lake David Dr. NW. Simpson
Cullman, AL 35056

Property Address Lot 7 Simpson Estates
100 SIMPSON ROAD
WILSONVILLE, AL 35186

Date of Sale 05 JAN 26
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 49,240

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)

Bill of Sale
Sales Contract
Closing Statement
Appraisal
Other Valued land @ \$8000/acre

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 any

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 15 JAN 26

Simpson Family Properties, LLC by
Print Timothy W. Simpson

Unattested

Sign Timothy W. Simpson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

