

FMV: \$24,000



20260115000014100 1/3 \$53.00
Shelby Cnty Judge of Probate, AL
01/15/2026 01:18:25 PM FILED/CERT

WARRANTY DEED

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

GRANTEE:
WENDELL RAY SIMPSON AND
TIMOTHY WAYNE SIMPSON AND
DEANETTA MAE SIMPSON
641 HWY 26
HATCHECHUBBEE, AL 36858

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 Wendell Ray Simpson, Timothy Wayne Simpson, and Deanetta Mae Simpson brothers and sister, 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 Wendell Ray Simpson, Timothy Wayne Simpson and Deanetta Mae 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 3 of a-Survey-by Clinkscale Land Surveying, LLC dated December 12th, 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 Plat Book 62, Page 67. Said parcel contains 3.00 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 30th 2008.

The above-described real estate does constitute the homestead for Deanetta Mae Simpson of the within-named Grantors.

Shelby County, AL 01/15/2026
State of Alabama
Deed Tax: \$24.00



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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 Wendell Ray Simpson, Timothy Wayne Simpson and Deanetta Mae 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 Wendell Ray Simpson, Timothy Wayne Simpson and Deanetta Mae Simpson, their heirs and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal on this the 5th day of January 2026.

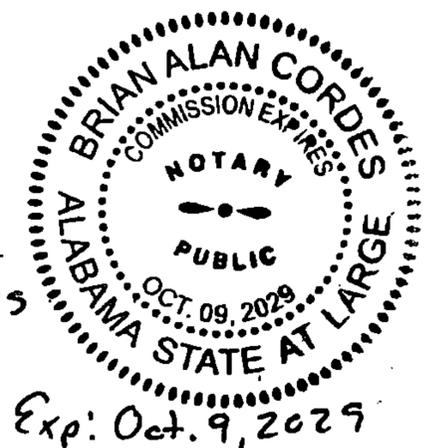
SIMPSON FAMILY PROPERTIES, LLC.
TIMOTHY WAYNE SIMPSON, ACTING MANAGER

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 5th 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, Hatcheechabee, AL 36858

Grantee's Name Wendell Ray Simpson, Timothy W. Simpson
Mailing Address Deanetta Mae Simpson, 641 Hwy 26, Hatcheechabee, AL 36858

Property Address Lot 3 Simpson Estates, 214 Simpson Road, Wilsonville, AL 35196

Date of Sale 05 JAN 26
Total Purchase Price \$ 27,000
or
Actual Value \$
or
Assessor's Market Value \$ 24,000

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 @ \$5000/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

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

Print Simpson Family Properties, LLC by Timothy W. Simpson

Sign [Signature] (Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

