

This Instrument was prepared by:
Gregory D. Harrelson, Esq
111 Owens Pkwy #A
Birmingham, AL 35244

Send Tax Notice To:
Christopher Bourbeau
Katie Elizabeth Bourbeau
225 Valley Lake Rd
Chelsea, AL 35043

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THREE HUNDRED NINETY NINE THOUSAND and 00/100 Dollars (\$399,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Claude A. Smeraglia and Traci A. Smeraglia, husband and wife, (herein referred to as GRANTORS), do hereby grant, bargain, sell and convey unto Christopher Bourbeau and Katie Elizabeth Bourbeau, husband and wife, (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel I
Tract 7, according to the survey of High Ridge Lake, as recorded by Map Book 23, page 65 A&B in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Parcel II
A 30 foot non-exclusive, Ingress, Egress, Utility, and Drainage easement situated in South 1/2 of the SE 1/4 of Section 26, Township 20 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:
Commence at the SE corner of Section 26, Township 20 South, Range 2 West; thence South 88 deg. 26 min. 21 sec. West along the South line of said section for a distance of 476.00 feet; thence North 01 deg. 33 min, 30 sec. West of 804.93 feet to the Point of Beginning of the centerline of a 30 foot Ingress, Egress, Utility, and Drainage easement lying to either side and parallel to described centerline; thence South 77 deg. 14 min. 18 sec. West along said centerline for a distance of 313.01 feet to a point on a curve to the left having a central angle of 2 deg. 59 min. 09 sec. And a radius of 100.00 feet, said curve subtended by a chord bearing South 75 deg. 44 min. 43 sec. West and a chord distance of 5.21 feet; thence along the arc of said curve and along said centerline for a distance of 5.21; thence South 74 deg. 15 min. 08 sec. West along said centerline for a distance of 111.97 feet to a point on a curve to the right having a central angle of 23 deg. 24 min. 17 sec. And a radius of 100.00 feet, said curve subtended by a chord bearing South 85 deg. 57 min. 17 sec. West and a chord distance of 40.57 feet; thence along the arc of said curve and along said centerline a distance of 40.85 feet; thence North 82 deg. 20 min. 35 sec. West along said centerline a distance of 23.81 feet to the end of said easement. The provisions relating to the foregoing Parcel II as set forth in Declaration of Restrictive Covenants for High Ridge Lake as recorded in Inst. No. 1997-39702 are hereby incorporated by reference herein and shall act as a limitation and specification of the foregoing Parcel II easement.

Subject to: (1) Ad valorem taxes due and payable October 1, 2026 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (4) Current Zoning and Use Restrictions.

\$339,150.00 of the purchase price was paid with the proceeds of a purchase money mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.

And the Grantors do for themselves and for their executors, heirs and assigns covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will, and their executors, heirs and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We hereunto set our hand and seal on this the 20th day of January, 2026.

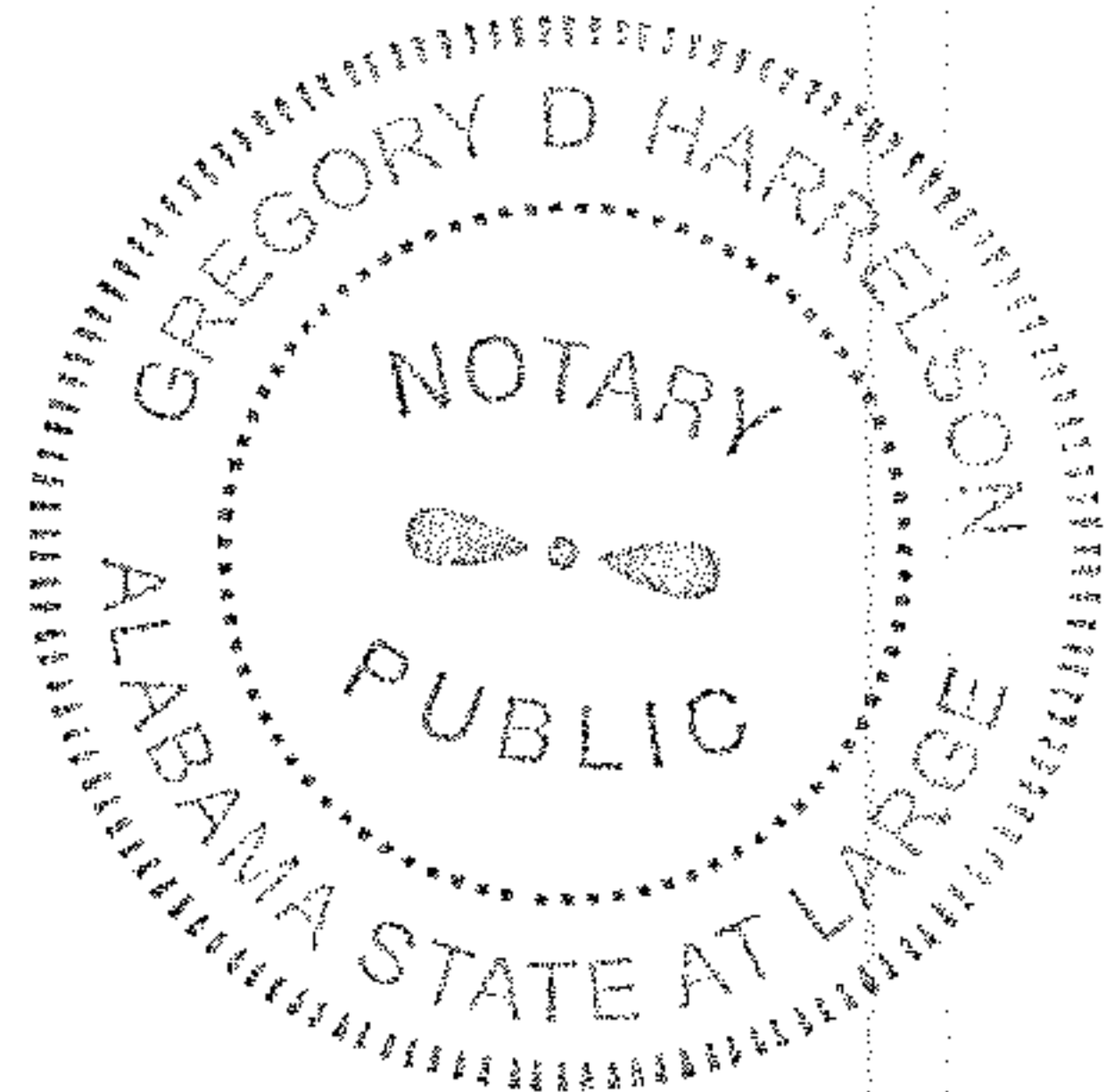
Claude A. Smeraglia
Claude A. Smeraglia

Traci A. Smeraglia
Traci A. Smeraglia

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Claude A. Smeraglia and Traci A. Smeraglia, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 20th day of January, 2026.



Gregory D. Harrelson
NOTARY PUBLIC

My Commission Expires: 8/21/27

Real Estate Sales Validation Form

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

Grantor's Name Claude A. Smeraglia
 Mailing Address Traci A. Smeraglia
206 Valley View Lane
Pelham, AL 35124

Grantee's Name Christopher Bourbeau
 Mailing Address Katie Elizabeth Bourbeau
225 Valley Lake Rd
Chelsea, AL 35043

Property Address 305 Valley Lake Rd
Chelsea, AL 35043

Date of Sale 01/21/2026
 Total Purchase Price \$ 399,000.00
 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)

- Bill of Sale
- Sales Contract
- Closing Statement
- Appraisal
- Other _____

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 1-20-26

Print CLAUDE A. SMERAGLIA

Unattested

Sign Claude A. Smeraglia

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/21/2026 01:28:52 PM
 \$427.00 BRITTANI
 20260121000018690

Print Form

Form RT-1

Alvin S. Beyl