

THIS INSTRUMENT PREPARED BY:  
Hyde Carby  
Balch & Bingham LLP  
1901 Sixth Avenue North, Suite 1500  
Birmingham, Alabama 35203

Send Tax Notice To:  
Sara Blanche Stutzman Strength  
7481 Highway 61  
Wilsonville, Alabama 35186

STATE OF ALABAMA                    )  
  )  
COUNTY OF SHELBY                 )

**STATUTORY WARRANTY DEED**

**THIS IS A STATUTORY WARRANTY DEED** is made effective and delivered this 17th day of December, 2025, by **SHEILA D. FULLENWIDER**, also being known as Sheila Fullenwider, a single woman (hereinafter referred to as the "Grantor"), to **SARA BLANCHE STUTZMAN STRENGTH** (hereinafter referred to as the "Grantee").

**KNOW ALL PERSONS BY THESE PRESENTS:**

That in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee an undivided one-half (1/2) interest to that certain real property situated in Shelby County, Alabama, as more particularly described on Exhibit A attached hereto and incorporated herein (the "Property" or the "Land");

**TOGETHER WITH** all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property, together with any reversionary interests therein.

This conveyance is subject to ad valorem taxes for this year and following years not yet due and payable and for all other matters recorded in the Office of the Judge of Probate of Shelby County, Alabama.

**TO HAVE AND TO HOLD**, to the said Grantee, its successors and assigns forever.

Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that Grantor, and its successors and assigns, shall warrant and defend the same to Grantee, its successors and assigns, forever, against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:

Sheila D. Fullenwider  
7481 Highway 61  
Wilsonville, Alabama 35186

Grantee's Name and Mailing Address:

Sara Blanche Stutzman Strength  
7481 Highway 61  
Wilsonville, Alabama 35186

Property Address: 7481 Highway 61, Wilsonville, Alabama 35186

Appraised Value: \$921,750.00

Date of transfer: December 17, 2025

The value of the Property is verified by appraisal.

**THE PREPARER OF THIS INSTRUMENT HAS SERVED AS A SCRIVENER ONLY AND HAS NOT EXAMINED ANY TITLE OR SURVEY RELATED MATERIALS WITH RESPECT TO THE PROPERTY DESCRIBED HEREIN AND DOES NOT GIVE ANY OPINION WITH RESPECT THERETO.**

[Signature appears on following page.]

IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed as of the date first written above.


**GRANTOR:**

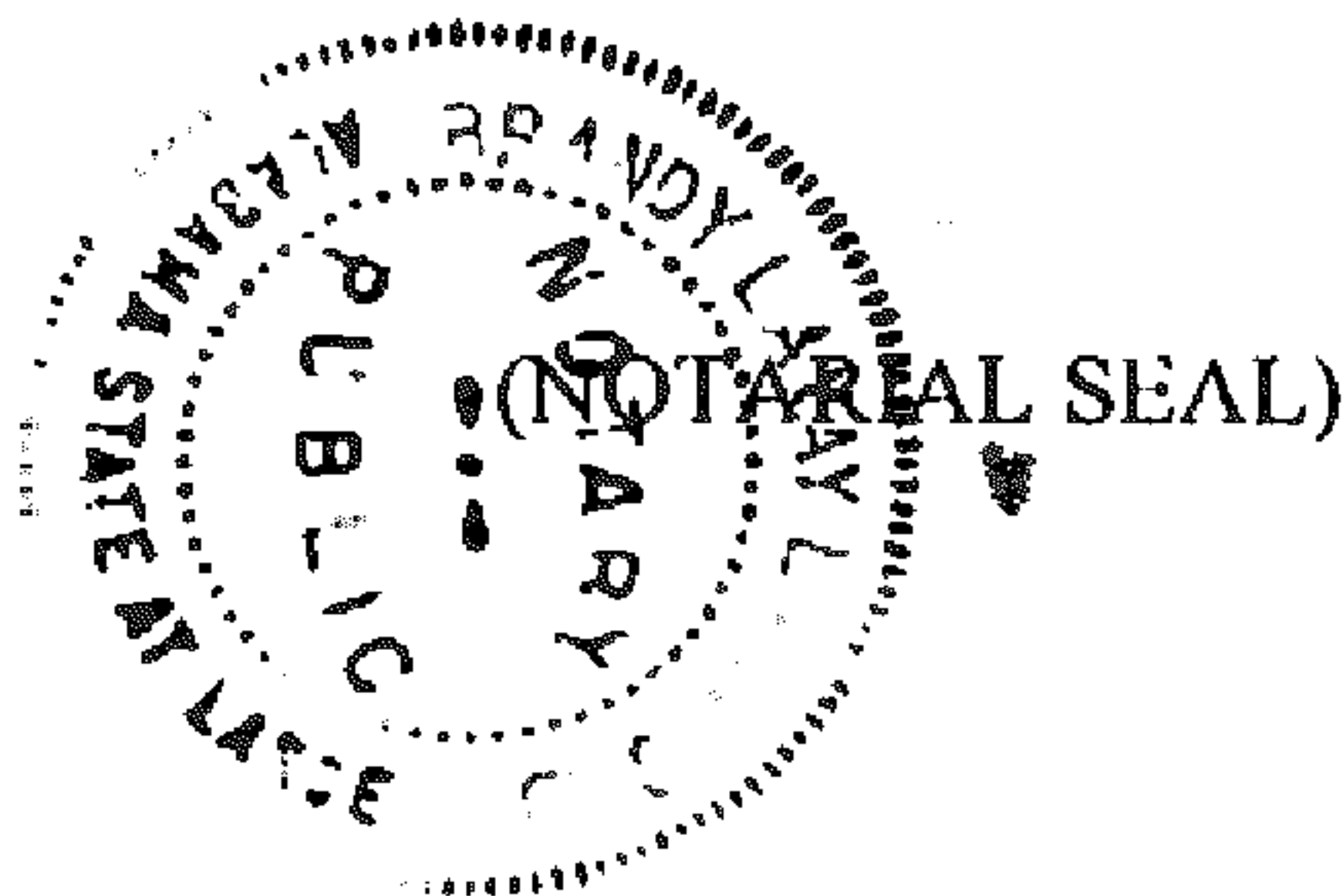
 (L.S.)  
**SHEILA FULLENWIDER**

STATE OF Alabama )  
COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said State, hereby certify that **SHEILA FULLENWIDER** whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand this the 17<sup>th</sup> day of December, 2025.

  
Notary Public  
My Commission Expires: 1/22/29



**EXHIBIT A****Legal Description of Property**

The following real properties lying and being situated in Shelby County, Alabama, as follows:

**Parcel I:**

A parcel of land situated in the SE 1/4 of Section 11 and the NE 1/4 of Section 14, all in Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the NE Corner of Section 14, Township 21 South, Range 1 East, Shelby County, Alabama; thence S88°42'47"W a distance of 789.03' to the POINT OF BEGINNING; thence continue S88°42'47"W a distance of 613.52'; thence S48°43'24"E a distance of 503.76' to the Northwestern R.O.W. line of Shelby County Highway 61; thence S34°08'53"W and along said R.O.W. line a distance of 78.85' to a curve to the right, having a radius of 11334.16', subtended by a chord bearing S34°49'28"W, and a chord distance of 267.85', thence along the arc of said curve and along said R.O.W. line for a distance of 267.86'; thence N32°01'07"W and leaving said R.O.W. line a distance of 1135.12'; thence S88°42'47"W a distance of 892.54'; thence N03°20'05"E a distance of 219.24'; thence N00°29'59"W a distance of 601.99'; thence N00°26'34"W a distance of 354.29'; thence N60°50'06"E a distance of 935.58'; thence S05°51'47"W a distance of 799.99'; thence S30°17'45"W a distance of 279.78'; thence S59°45'46"E a distance of 1610.10' to the Northwestern R.O.W. line of Shelby County Highway 61; thence S34°08'53"W and along said R.O.W. line a distance of 113.60' to the POINT OF BEGINNING.

Being one in the same as the real property conveyed in that Warranty Deed from Stephen H. Lee to Sheila Fullenwider dated July 25, 2023, and recorded in the Office of the Judge of Probate of Shelby County, Alabama, as Inst. No. 20230728000227570.

**Parcel II:**

A parcel of land situated in the SE 1/4 of Section 11 and the NE 1/4 of Section 14, all in Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the NE Corner of Section 14, Township 21 South, Range 1 East, Shelby County, Alabama; thence S88°42'47"W a distance of 789.03' to the POINT OF BEGINNING; thence continue S88°42'47"W a distance of 613.52'; thence S48°43'24"E a distance of 503.76' to the Northwestern R.O.W. line of Shelby County Highway 61; thence S34°08'53"W and along said R.O.W. line a distance of 78.85' to a curve to the right, having a radius of 11334.16', subtended by a chord bearing S34°49'28"W, and a chord distance of 267.85', thence along the arc of said curve and along said R.O.W. line for a distance of 267.86'; thence N32°01'07"W and leaving said R.O.W. line a distance of 1135.12'; thence S88°42'47"W a distance of 892.54'; thence N03°20'05"E a distance of 219.24'; thence N00°29'59"W a distance of 601.99'; thence N00°26'34"W a distance of 354.29'; thence N60°50'06"E a distance of 935.58'; thence S05°51'47"W a distance of 799.99'; thence S30°17'45"W a distance of 279.78'; thence S59°45'46"E a distance of 1610.10' to the Northwestern R.O.W. line of Shelby County Highway 61; thence S34°08'53"W and along said R.O.W. line a distance of 113.60' to the POINT OF BEGINNING.

Being one in the same as the real property conveyed in that Warranty Deed from Bryan Keith Hoagland, a married man, to Sheila Fullenwider, dated July 23, 2023, and recorded on July 26, 2023 in the Office of the Judge of Probate of Shelby County, Alabama, as Ins. No. 20230626000188340.

**EXHIBIT A**

**Legal Description of Property (continued)**

**Parcel III:**

**A parcel of land in the West 1/2 of the Northeast 1/4 of Section 14, Township 21 South, Range 1 East, Shelby County, Alabama, described as follows:  
Commence at the Northwest corner of said Section 14; thence run East along the North Section line 3202.01 feet; thence turn right 80 degrees 00 minutes 00 seconds and run South 1128.31 feet to the point of beginning; thence turn left 84 degrees 31 minutes 51 seconds and run Southeast 488.98 feet to the Northwest right of way of Shelby County Highway #61; thence turn left 100 degrees 36 minutes 38 seconds and run Northeast along said road 142.38 feet; thence turn left 78 degrees 18 minutes 21 seconds and run Northwest 381.51 feet; thence turn left 89 degrees 37 minutes 58 seconds and run Southwest 160.87 feet to the point of beginning.**

Being one in the same as the real property described in that Warranty Deed from Brian Thomas Properties, LLC, to Sheila Fullenwider, dated September 12, 2023, and recorded on September 13, 2023, in the Office of the Judge of Probate of Shelby County, Alabama, as Inst. No. 20230913000275630.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/27/2026 10:56:10 AM  
\$956.00 PAYGE  
20260127000023100

*Allie S. Bayl*