



20260127000024020 1/2 \$112.50
Shelby Cnty Judge of Probate, AL
01/27/2026 01:51:48 PM FILED/CERT

This instrument was prepared by:
Nancy F. McClellan of the Law Firm of Bland, Harris & McClellan, P.C.,
401 2nd Avenue SW, Cullman, Alabama 35055

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **KAYLYN ANNE COLAFRANCESCO, an unmarried woman, 1704 Leisure Lane NW, Cullman, AL 35055** (herein referred to as Grantor), does grant, bargain, sell and convey, unto **KAYLYN ANNE DOYLE COLAFRANCESCO, TRUSTEE OF THE KAYLYN ANNE DOYLE COLAFRANCESCO MANAGEMENT TRUST DATED NOVEMBER 4, 2025, and any amendments thereto, 1704 Leisure Lane NW, Cullman, AL 35055** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to wit:

A parcel of land lying in the NW ¼ of the NE ¼ of Section 3, T18S, R1E and the SW 1/4 of the SE 1/4 of Section 34, T17S, R17E, all being situated in Shelby County, Alabama, more particularly described as follows:

Begin at the NE corner of the NW ¼ of the NE ¼ of said Section 3, said point being the point of beginning; thence South along the Eastern boundary of said NW ¼ of the NE ¼ for a distance of 1323.91 feet; thence right 91 deg. 43 min. 52 sec. West along the South boundary of said NW ¼ of NE ¼ for a distance of 650 feet; thence right 88 deg. 28 min. 18 sec. Northerly for 1573.02 feet; thence right 91 deg. 22 min. 05 sec. Easterly for a distance of 650 feet; thence right 89 deg. 42 min. 48 sec. Southerly 250.97 feet to the point of beginning; being situated in Shelby County, Alabama.

Also, that certain 20 foot wide non-exclusive easement being approximately 430 feet along extending from County Road 474 in an Easterly direction to the Westerly line of the above described tract for ingress and egress and appurtenant to the above described tract, all as set forth and shown on the map prepared by Norris W. Hughes dated March 19, 1991, and being located in the NW ¼ of the NE ¼ of Section 3, T18S, R1E; being situated in Shelby County, Alabama

LESS and EXCEPT therefrom any and all existing easements and rights of way on, over, under or across the above described property.

FOR SOURCE OF TITLE, SEE INST. #: 20220328000125110, RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Property Address: 409 Hwy 474, Leeds, AL 35094
Parcel: 04-2-03-0-000-002.003
Tax Appraised Value: \$87,290.00

NOTE: THE PREPARER OF THIS INSTRUMENT HAS SERVED AS A SCRIVENER ONLY AND HAS NOT EXAMINED TITLE WITH RESPECT TO THE PROPERTY DESCRIBED HEREIN AND DOES NOT HEREBY GIVE AN OPINION WITH RESPECT THERETO.

TO HAVE AND TO HOLD unto the said Grantee, and her assigns and successors forever.

And I do for myself and for my heirs, executors and administrators covenant with the said Grantee, her successors and assigns, that I am lawfully seized in fee simple of said premises; that she

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Deed Tax: \$87.50

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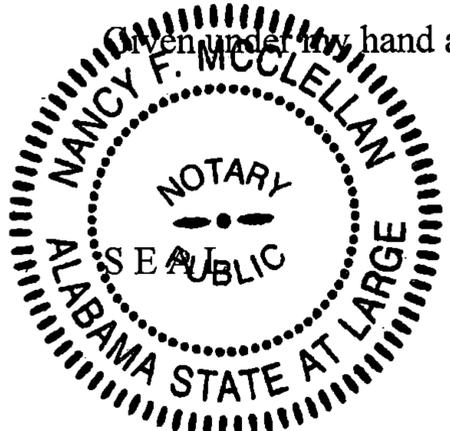
is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall, warrant and defend the same to the said Grantee, her successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2nd day of December 2025.

Kaylyn Anne Colafrancesco
KAYLYN ANNE COLAFRANCESCO

STATE OF ALABAMA
COUNTY OF CULLMAN

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



Given under my hand and official seal this the 2nd day of December 2025.

Nancy F. McClellan
Notary Public
My Commission Expires: 2-2-27

SEND TAX NOTICE TO:
Kaylyn Anne Doyle Colafrancesco, Trustee
1704 Leisure Lane
Cullman, AL 35055