

THIS INSTRUMENT PREPARED BY:  
David Snoddy  
Law Offices of Jeff W. Parmer, LLC  
2204 Lakeshore Drive, Suite 125  
Birmingham, AL 35209

SEND TAX NOTICE TO:  
**Hannah A. Williams**  
**1967 Riva Ridge Road**  
**Helena, AL 35080**

STATE OF ALABAMA

**GENERAL WARRANTY DEED**

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TWO HUNDRED TWENTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 (\$227,500.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **John Michael Simpson, Trustee of The Grady and Leda Simpson Trust** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR hereby give, grant, bargain, sell and convey unto the GRANTEE, **Hannah A. Williams** (hereinafter referred to as GRANTEE), her successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**Lot 14, according to the Survey of Dearing Downs Ninth Addition Phase III, as recorded in Map Book 15, page 41, in the Probate Office of Shelby County, Alabama.**

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address: **1967 Riva Ridge Road, Helena, AL 35080**

**\$113,750.00** of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her successors and assigns forever.

AND SAID GRANTOR, for said Grantor, Grantor's heirs, successors, executors and administrators, covenants with Grantee, and with Grantee's successors and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantor will, and Grantor's heirs, executors and administrators shall, warrant and defend the same to said Grantee, and Grantee's successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR have hereunto set its hands and seals this January 22, 2026

**The Grady and Leda Simpson Trust**

By:   
John Michael Simpson, Trustee

State of FLORIDA County

I, the undersigned Notary Public, in and for said County, in said State, hereby certify that John Michael Simpson, Trustee of The Grady and Leda Simpson Trust 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 said conveyance, he, as such Trustee and with full authority, executed the same voluntarily for and as the act of said Estate on the day the same bears date.

Sworn to and subscribed

before me this the 22 day of January, 2026.



Notary Public

My Commission Expires: May 5, 2028



