

This instrument was prepared by:
Matthew Kidd
Kidd and Company, LLC
3138 Cahaba Heights Road
Birmingham, Alabama 35243

Send Tax Notice To:
Deirdre Jo McCullough &
405 Depot Street
Columbiana, AL35051

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **SEVENTY THOUSAND AND 00/100 DOLLARS (\$70,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I,

Derick Williams, an unmarried individual

(herein referred to as Grantor) does hereby grant, bargain, sell and convey unto,

Deirdre Jo McCullough

(herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A Parcel of land situated in the SW 1/4 of Section 23 and the NW 1/4 of Section 26, all in Township 21 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: Commence at the NE Corner of the NE 1/4 of the NW 1/4 of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama; thence N01°08'26"W a distance of 2.82'; thence S43°53'58"E a distance of 30.19'; thence S51°07'12"W a distance of 201.20'; thence N42°50'38"W a distance of 129.95'; thence N50°22'19"E a distance of 9.96' to the POINT OF BEGINNING; thence N42°41'22"W a distance of 111.78'; thence N50°24'56"E a distance of 98.96'; thence S40°08'07"E a distance of 112.88'; thence S51°11'01"W a distance of 94.00' to the POINT OF BEGINNING. Said Parcel containing 0.25 acres, more or less.

SUBJECT TO ALL MATTERS OF RECORD

\$11,210.21 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, his/her heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his/her 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 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, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20th day of January, 2026.


Derick Williams

STATE OF ALABAMA
COUNTY OF **SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Derick Williams**, 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 the conveyance, he/she executed the same voluntarily on the day the same bears date.

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


Notary Public

My Commission Expires:



