

20251218000386800
12/18/2025 09:01:49 AM
DEEDS 1/3

This instrument is being re-recorded to correct the legal description.

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
William Lumpkin
182 Hwy 265
Unit # 1106
Huntsville, AL
35897

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **EIGHTY FOUR THOUSAND FOUR HUNDRED DOLLARS AND ZERO CENTS (\$84,400.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Kristina Anderson and husband, Brandon Anderson* (herein referred to as *Grantors*), grant, bargain, sell and convey unto, *William Lumpkin* (herein referred to as *Grantee*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2026.
2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this ^{17th} day of ^{December} ~~November~~, 2025.

Kristina Anderson

Kristina Anderson

Brandon Anderson

Brandon Anderson

By: *Kristina Anderson, Attorney in Fact*

By: *Attorney in fact*

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Kristina Anderson and Brandon Anderson by, Kristina Anderson as Attorney in Fact*, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this ^{17th} day of ^{December} ~~November~~, 2025.

Mike T. Atchison

Notary Public

My Commission Expires:

8-19-28

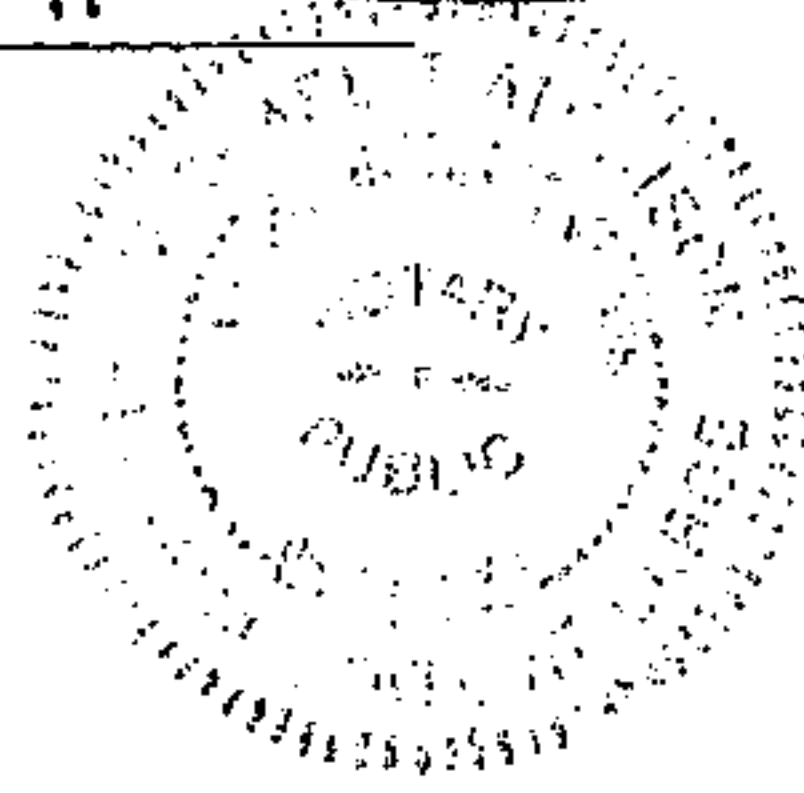


EXHIBIT "A"
LEGAL DESCRIPTION

TRACT 2

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 24 NORTH, RANGE 12 EAST, SHELBY COUNTY, ALABAMA,

COMMENCE AT SET IRON (CAPPED #18664) AT THE INTERSECTION OF THE SOUTH EASTERLY RIGHT OF LINE OF ALABAMA HIGHWAY # 25 AND THE WESTERLY RIGHT OF WAY LINE OF SELMA STREET; THENCE RUN SOUTH 00 DEGREES 29 MINUTES 15 SECONDS WEST ALONG SAID RIGHT OF WAY LINE OF SELMA STREET FOR 244.65 FEET TO A SET IRON (CAPPED # 18664) AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 29 MINUTES 15 SECONDS WEST FOR 100.05 FEET TO A SET IRON (CAPPED #18664); THENCE RUN NORTH 50 DEGREES 27 MINUTES 04 SECONDS WEST FOR 86.80 FEET TO A SET IRON (CAPPED # 18664); THENCE RUN NORTH 54 DEGREES 02 MINUTES 51 SECONDS WEST FOR 114.35 FEET TO A FOUND RAIL ON SAID RIGHT OF WAY LINE OF HIGHWAY 25 : THENCE RUN NORTH 36 DEGREES 09 MINUTES 21 SECONDS EAST ALONG SAID RIGHT OF WAY LINE FOR 76.27 FEET; THENCE RUN SOUTH 53 DEGREES 57 MINUTES 23 SECONDS EAST FOR 142.65 FEET TO THE POINT OF BEGINNING.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

20251218000386800 12/18/2025 09:01:49 AM DEEDS 3/3



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/18/2025 09:01:49 AM
\$112.50 KELSEY
20251218000386800

Alexis Boyd

Real Estate Sales Validation Form

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

Grantor's Name	<u>Kristina Alyce Anderson Brandon Anderson</u>	Grantee's Name	<u>William Lumpkin</u>
Mailing Address	<u>3413 16th St W Lenox Acres, FL 33971</u>	Mailing Address	<u>192 Hwy 265 Unit # 1106 Huntsville, AL 35807</u>
Property Address	<u>2590 Highway 25 Montevallo, AL 35115</u>	Date of Sale	<u>12-17-25</u>
		Total Purchase Price	<u>\$84,400.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	_____

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 of 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 November 21, 2025

Print Kristina Alyce Anderson

Unattested

Sign *[Signature]*

(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
02/03/2026 09:16:36 AM
\$29.00 JOANN
20260203000031090

Form RT-1

Alexis Boyd