

This Instrument was Prepared by:

Send Tax Notice To: Matthew McNutt
Emily McNutt

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-26-31013

3512 Wyn gate Tr
Birmingham, Al 35242

**WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Twenty Five Thousand Dollars and No Cents (\$225,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Randall H. Morris and Nikki M. Morris**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Matthew McNutt and Emily McNutt**, as joint tenants with right of survivorship (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2026 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 5th day of Feb, 2026.

Randall H. Morris
Randall H. Morris

Nikki M. Morris
Nikki M. Morris

State of Alabama

County of Shelby

I, Michael T. Atchison a Notary Public in and for the said County in said State, hereby certify that **Randall H. Morris and Nikki M. Morris**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of February, 2026.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 8-19-28

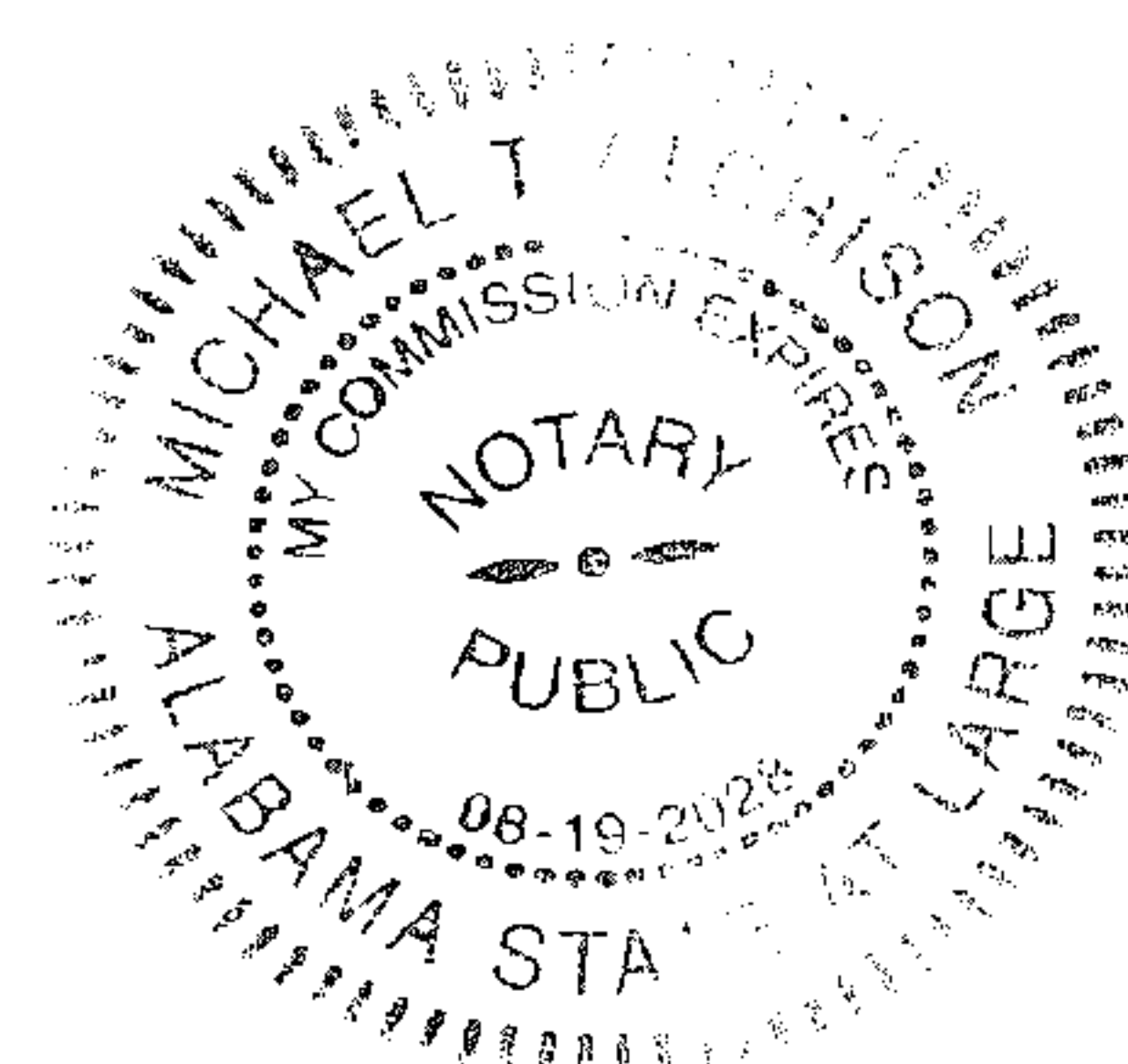


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

Commence at the Northwest corner of the East 1/2 of the SW 1/4 of the SW 1/4 of Section 14, Township 19 South, Range 2 West; thence run South along the West line of said East 1/2 a distance of 229.97 feet; thence turn left 88 degrees 24 minutes 35 seconds and run East a distance of 218.97 feet; thence turn right 42 degrees 43 minutes 35 seconds and run southeasterly a distance of 419.30 feet; thence turn right 45 degrees 41 minutes and run South a distance of 119.57 feet to the point of beginning; thence continue along the last described course a distance of 270.0 feet; thence turn left 107 degrees 00 minutes and run northeasterly a distance of 113.88 feet; thence turn left 84 degrees 40 minutes 20 seconds and run northwesterly a distance of 241.70 feet; thence turn left 78 degrees 19 minutes 40 seconds and run West a distance of 60.0 feet to the point of beginning.
Situated in Shelby County, Alabama.

PARCEL II:

Commence at the Northwest corner of the East 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 14, Township 19 South, Range 2 West, Shelby County, Alabama; thence run South along the West line of said East 1/2 a distance of 220.97 feet; thence turn left 88 degrees 24 minutes 35 seconds and run East a distance of 218.97 feet; thence turn right 42 degrees 43 minutes 35 seconds and run southeasterly a distance of 419.30 feet; thence turn right 45 degrees 41 minutes and run South a distance of 389.51 feet to the point of beginning; thence continue along the last described course a distance of 260.19 feet to the northerly right of way line of County Road #14; thence turn left 100 degrees 25 minutes and run easterly along said right of way line a distance of 124.15 feet; thence turn left 13 degrees 41 minutes and continue along said right of way line a distance of 85.85 feet; thence turn left 18 degrees 44 minutes 55 seconds and continue along said right of way a distance of 44.63 feet; thence turn left 60 degrees 53 minutes 35 seconds and run northerly a distance of 99.70 feet; thence turn left 39 degrees 05 minutes 30 seconds and run northwesterly a distance of 102.90 feet; thence turn left 31 degrees 40 minutes and run westerly a distance of 128.10 feet to the point of beginning. Situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/06/2026 09:05:15 AM
\$253.00 PAYGE
20260206000034690

Alex S. 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	Randall H. Morris Nikki M. Morris	Grantee's Name	Matthew McNutt Emily McNutt
Mailing Address	<u>25509 Cedarshed Cove</u> <u>Birmingham, AL 35242</u>	Mailing Address	<u>3512 Wynona Tr</u> <u>Birmingham, AL 35242</u>
Property Address	<u>4958 Cahaba Valley Trce.</u> <u>Birmingham, AL 35242</u>	Date of Sale	<u>February 03, 2026</u>
		Total Purchase Price	205,000.00 <u>\$225,000.00</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 February 04, 2026

Print Randall H. Morris

Unattested

Sign *Randall H. Morris*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one