

This instrument was provided by:  
**Mike Atchison**  
Attorney at Law, Inc.  
P. O. Box 822  
Columbiana, Alabama 35051

After recording, return to: *Matthew McNutt*  
*3512 Wynngate Tr.*  
*Birmingham, AL 35242*

**STATE OF ALABAMA,**  
**COUNTY OF SHELBY**

**STATUTORY WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of the sum of **THIRTY FIVE THOUSAND DOLLARS AND ZERO CENTS (\$35,000.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Donna Morris, a single woman** hereby remises, releases, quit claims, grants, sells, and conveys to **Matthew McNutt and Emily McNutt, as joint tenants with right of survivorship** (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

**TO HAVE AND TO HOLD** Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Given under my hand and seal, this 5<sup>th</sup> day of February, 2026

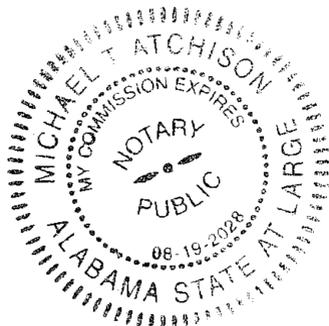
*Donna Morris*  
\_\_\_\_\_  
**Donna Morris**

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Donna Morris**, whose name(s) is/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, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5<sup>th</sup> day of February, 2026

*Michael T. Atchison*  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 8/19/2028



**EXHIBIT A – LEGAL DESCRIPTION**

Tract 5, Nellie Geraldine Wooten Estate, as recorded in Map Book 4, Page 84, in the Probate Office of Shelby County, Alabama, more particularly described as follows: From the Northwest corner of the East Half of the SW 1/4 of the SW 1/4 of Section 14, Township 19 South, Range 2 West, run Southerly along the West boundary line of the East Half of the SW 1/4 of the SW 1/4 of Section 14, Township 19 South, Range 2 West for 229.97 feet; thence turn an angle of 88 degrees 24 minutes 35 seconds to the left and run Easterly 218.97 feet; thence turn an angle of 42 degrees 43 minutes 35 seconds to the right and run Southeasterly 419.30 feet to the point of beginning of the land herein described; thence turn an angle of 45 degrees 41 minutes to the right and run Southerly 683.08 feet, more or less, to a point in the center of a County Road; thence turn an angle of 100 degrees 25 minutes to the left and run Northeasterly along the center of said County Road for 124.15 feet; thence turn an angle of 13 degrees 41 minutes to the left and continue Northeasterly along the center of said road 30.57 feet; thence turn an angle of 65 degrees 54 minutes to the left and run Northerly 501.68 feet; thence turn an angle of 45 degrees 41 minutes to the left and run Northwesterly 209.65 feet, more or less, to the point of beginning.

Tract 6, Nellie Geraldine Wooten Estate, as recorded in Map Book 4, Page 84, in the Probate Office of Shelby County, Alabama, more particularly described as follows: From the Northwest corner of the East Half of the SW 1/4 of the SW 1/4 of Section 14, Township 19 South, Range 2 West, run Southerly along the West boundary line of the East Half of the SW 1/4 of the SW 1/4 of Section 14, Township 19 South, Range 2 West for 229.97 feet; thence turn an angle of 88 degrees 24 minutes 35 seconds to the left and run Easterly 218.97 feet; thence turn an angle of 42 degrees 43 minutes 35 seconds to the right and run Southeasterly 628.95 feet to the point of beginning of the land herein described; thence turn an angle of 45 degrees 41 minutes to the right and run Southerly 501.68 feet, more or less, to a point in the center of a County Road; thence turn an angle of 114 degrees 06 minutes to the left and run Northeasterly along the center of said County Road for 70.22 feet; thence turn an angle of 05 degrees 18 minutes to the left and continue Northeasterly along the center of said road for 288.28 feet; thence turn an angle of 100 degrees 52 minutes to the left and run Northwesterly 187.92 feet; thence turn an angle of 05 degrees 25 minutes to the left and continue Northwesterly 269.59 feet, more or less, to the point of beginning.

LESS AND EXCEPT those parcels previously conveyed by deeds recorded in Deed Book 327, Page 374; Deed Book 328, Page 621; Real Record 16, Page 521; Real Record 115, Page 653; and Instrument #1996-24256, in Probate Office.

Parcel #58-10-06-14-0-001-040.005; METES AND BOUNDS BEG NW COR LOT 5 MB4 PG 82 S 119.57 E60 SLY161.7 NE 166.75 NW350.96 POB, being more particularly described as shown above.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/06/2026 09:05:16 AM  
\$63.00 PAYGE  
20260206000034700

*Allen S. Bayl*

Real Estate Sales Validation Form

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

Grantor's Name Donna Morris  
Mailing Address 956 Silver Creek Pkwy  
Alabaster, AL 35007

Grantee's Name Matthew McNutt  
Mailing Address 3512 Wynngate Tr  
Birmingham AL 35242

Property Address 4958 Carhobu Valley Tr  
B'ham AL 35242

Date of Sale 5 Feb 26  
Total Purchase Price \$ 35,000.00  
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)

- Bill of Sale
- Sales Contract
- Closing Statement
- Appraisal
- Other

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 or 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 5 Feb 2026

Print Donna Morris

Unattested

Sign Donna Morris

(verified by)

(Grantor/Grantee/Owner/Agent) circle one