

State of Alabama)
County of Shelby)

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of confirming the correct, current and updated legal description of the below described real property, Hugh C. Butterworth and spouse, Elizabeth G. Butterworth (Grantors and current owners) whose mailing address is 3825 Spring Valley Road, Mountain Brook, Alabama 35223 do hereby grant, bargain, sell and convey unto Hugh C. Butterworth and Elizabeth G. Butterworth (Grantees, themselves) whose mailing address is 3825 Spring Valley Road, Mountain Brook, Alabama 35223, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

A PARCEL OF LAND SITUATED IN THE SW 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF THE NW 1/4 OF THE SE 1/4 OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE S88°42'45"E FOR A DISTANCE OF 1327.81'; THENCE S88°43'46"E FOR A DISTANCE OF 1327.70'; THENCE S80°49'40"E FOR A DISTANCE OF 406.10'; THENCE S71°47'40"E FOR A DISTANCE OF 553.10'; THENCE S59°05'40"E FOR A DISTANCE OF 273.60'; THENCE S38°57'40"E FOR A DISTANCE OF 262.10'; THENCE S12°06'20"W FOR A DISTANCE OF 313.90'; THENCE S66°07'57"E FOR A DISTANCE OF 1285.76' TO THE NORTHWESTERLY R.O.W. LINE OF SHELBY COUNTY HIGHWAY 17; THENCE S53°20'15"W AND ALONG SAID R.O.W. LINE FOR A DISTANCE OF 610.24' TO A CURVE TO THE LEFT, HAVING A RADIUS OF 590.00', AND SUBTENDED BY A CHORD BEARING OF S45°58'40"W, AND A CHORD DISTANCE OF 151.16'; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID R.O.W. LINE FOR A DISTANCE OF 151.57' TO THE POINT OF BEGINNING; THENCE N58°02'16"W AND LEAVING SAID R.O.W. LINE FOR A DISTANCE OF 352.81'; THENCE S59°44'34"W FOR A DISTANCE OF 114.53'; THENCE S57°18'30"E FOR A DISTANCE OF 403.48' TO THE NORTHWESTERLY R.O.W. LINE OF SHELBY COUNTY HIGHWAY 17 TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 590.00', AND SUBTENDED BY A CHORD BEARING OF N33°26'34"E, AND A CHORD DISTANCE OF 106.50'; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID R.O.W. LINE FOR A DISTANCE OF 106.65' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 0.90 ACRES, MORE OR LESS.

SUBJECT TO A AND WITH BENEFIT OF A 30' WIDE INGRESS/EGRESS & UTILITY EASEMENT, LYING 15' EITHER SIDE OF AND PARALLEL TO THE FOLLOWING DESCRIBED CENTERLINE:

**COMMENCE AT THE NW CORNER OF THE NW 1/4 OF THE SE 1/4 OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE S88°42'45"E FOR A DISTANCE OF 1327.81'; THENCE S88°43'46"E FOR A DISTANCE OF 1327.70'; THENCE S80°49'40"E FOR A DISTANCE OF 406.10'; THENCE S71°47'40"E FOR A DISTANCE OF 553.10'; THENCE S59°05'40"E FOR A DISTANCE OF 273.60'; THENCE S38°57'40"E FOR A DISTANCE OF 262.10'; THENCE S12°06'20"W FOR A DISTANCE OF 313.90'; THENCE S66°07'57"E FOR A DISTANCE OF 1285.76' TO THE NORTHWESTERLY R.O.W. LINE OF SHELBY COUNTY HIGHWAY 17; THENCE S53°20'15"W AND ALONG SAID R.O.W. LINE FOR A DISTANCE OF 610.24' TO A CURVE TO THE LEFT, HAVING A RADIUS OF 590.00', AND SUBTENDED BY A CHORD BEARING OF S45°58'40"W, AND A CHORD DISTANCE OF 151.16'; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID R.O.W. LINE FOR A DISTANCE OF 151.57' TO THE POINT OF BEGINNING OF SAID CENTERLINE OF EASEMENT; THENCE N58°02'16"W AND LEAVING SAID R.O.W. LINE FOR A DISTANCE OF 352.81' TO THE POINT OF ENDING OF SAID CENTERLINE OF EASEMENT. WITH AN ADDRESS OF 8000 HIGHWAY 17, MAYLENE, ALABAMA 35114
PARCEL ID 23-2-04-0-001-009.000**

Aka 8000 highway 17, Maylene, AL 35114

There is no new consideration for this conveyance as the Grantors and Grantees are the same and current Owners. The purpose of this conveyance by the Grantors to themselves is to confirm a correct, current and updated 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, the heirs and assigns of the grantees herein shall take as tenants in common.

And said **Grantors** do for themselves, their heirs, successors, assigns, and personal representatives covenant with said **Grantees**, their heirs, successors and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted

above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs, successors, assigns and personal representatives shall, warrant and defend the same to the said Grantees, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have caused this conveyance to be executed this the 2nd day of March, 2026.

Hugh C. Butterworth SEAL
HUGH C. BUTTERWORTH

Elizabeth G. Butterworth SEAL
ELIZABETH G. BUTTERWORTH

STATE OF ALABAMA
JEFFERSON COUNTY

I, Gene W. Gray, Jr., a Notary Public in and for said County in said State, hereby certify that Hugh C. Butterworth and spouse, Elizabeth G. Butterworth whose names are signed to the foregoing conveyance and is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily for and as their legal act on the day the same bears date.

Given under my hand and official seal this 2nd day of March, 2026.

[Signature]
Notary Public
Commission Expires: 11/09/2026

GENE W. GRAY, JR.
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES NOV. 09, 2026

This Instrument Prepared By:
Gene W. Gray, Jr.
2100 Southbridge Parkway, Suite 338
Birmingham, Al 35209
205 879 3400

SEND TAX NOTICE TO:
HUGH C. BUTTERWORTH
ELIZABETH G. BUTTERWORTH
3825 SPRING VALLEY ROAD
MOUNTAIN BROOK, AL 35223
ID# 23-2-04-0-001-009.000

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>HUGH C BUTTERWORTH</u>	Grantee's Name	<u>HUGH C BUTTERWORTH</u>
Mailing Address	<u>ELIZABETH G BUTTERWORTH</u> <u>3825 SPRING VALLEY RD</u> <u>MTN BROOK, AL 35223</u>	Mailing Address	<u>ELIZABETH G BUTTERWORTH</u> <u>3825 SPRING VALLEY RD</u> <u>MTN BROOK, AL 35223</u>
Property Address	<u>8000 HWY 17</u> <u>MAYLENE, AL 35114</u>	Date of Sale	<u>3/2/2026</u>
		Total Purchase Price	\$ _____
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ <u>64,630.00</u>

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 TO EFFECT CORRECTED LEGAL DESCRIPTION

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 3/2/26 Print GENE W. GRAY, JR.
 _____ Sign _____
 (verified by) (Grantor/Grantee/Owner/Agent) circle one
Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/03/2026 10:24:08 AM
\$29.00 JOANN
20260303000060290

Allie S. Boyd