

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


20260323000082250 1/5 \$42.00
Shelby Cnty Judge of Probate, AL
03/23/2026 11:55:36 AM FILED/CERT

Send Tax Notice to:
Kevin Hughin

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE THOUSAND DOLLARS AND ZERO CENTS (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Carlene Harris a single woman, Judy Schell a married woman, Rachel Baker a single woman, Rebecca Patterson a married woman, and Deanne Rainey a married woman** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Kevin Royce Hughins** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

EXHIBIT A LEGAL DESCRIPTION

SUBJECT TO:

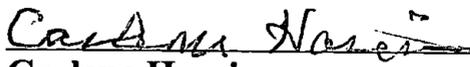
1. Ad valorem taxes due and payable October 1, 2026.
2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of grantors herein or spouse if any.

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.

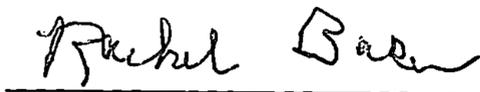
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23 day of March 2026.



Carlene Harris



Judy Schell



Rachel Baker



Rebecca Patterson



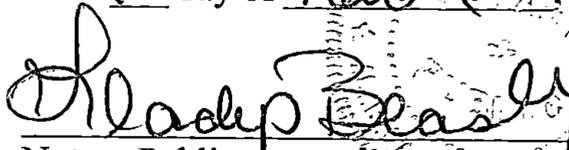
Deanne Rainey

Shelby County, AL 03/23/2026
State of Alabama
Deed Tax: \$5.00

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Carlene Harris**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of March 2026.



Notary Public
My Commission Expires: May 11, 2026

STATE OF ALABAMA
COUNTY OF SHELBY

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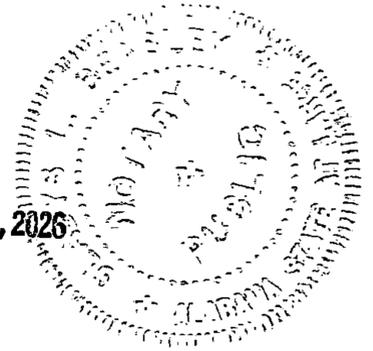
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Judy Schell**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of March, 2026.

Heads Beasley
Notary Public

My Commission Expires:

My Commission Expires May 11, 2026



STATE OF ALABAMA
COUNTY OF SHELBY

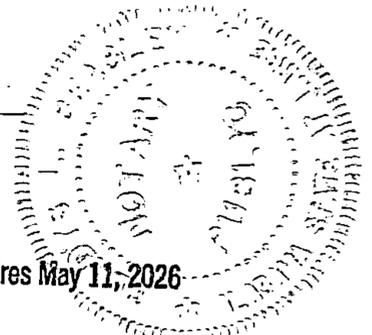
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Rebecca Patterson**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of March, 2026.

Heads Beasley
Notary Public

My Commission Expires:

My Commission Expires May 11, 2026



STATE OF ALABAMA
COUNTY OF SHELBY

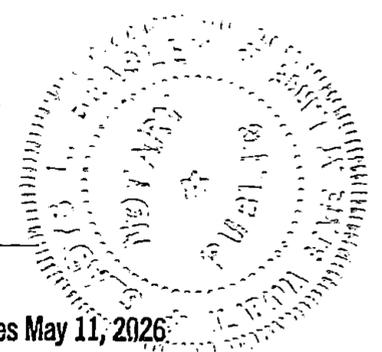
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Deanne Rainey**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of March, 2026.

Heads Beasley
Notary Public

My Commission Expires:

My Commission Expires May 11, 2026



**STATE OF ALABAMA
COUNTY OF SHELBY**

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I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Rachel Baker**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of March, 2026.

Heath Beasley
Notary Public

My Commission Expires:

My Commission Expires May 11, 2026





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EXHIBIT A

Parcel 1:

Begin at the NE corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 14, Township 18 South, Range 1 East; thence run in a westerly direction along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 1,124.56 feet, more or less, to the point of intersection with the East right of way of State Highway No. 25; thence run in a Southeasterly direction along said highway right of way for a distance of 132.16 feet; thence turn an angle to the left and run in an easterly direction parallel with the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 1,020 feet, more or less, to the point of intersection with the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn an angle to the left and run in a northerly direction along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 74 feet, more or less, to the point of beginning. (Shelby County Tax Assessor Parcel ID: 046140001042000)

Less and except property described in Inst. 20251117000352010

Real Estate Sales Validation Form

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

Grantor's Name Carlene Harris
Mailing Address 121 Willow Creek Ave
Leeds AL 35094

Grantee's Name Kevin Royce Hughson S
Mailing Address 234 Woodbury Dr
Skrett AL 35143

Property Address _____
vacant land

Date of Sale 3/23/2026
Total Purchase Price \$ \$5000.00
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)

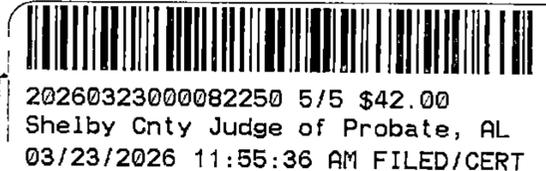
- Bill of Sale
- Sales Contract
- Closing Statement
- Appraisal
- Other

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 person 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 3/23/25

Print Deanne Rainey
Sign Deanne Rainey
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)