

**THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.**

**8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
205-699-5000**

**Send Tax Notice To:
JOSHUA AIRIAN MCDONALD
LINDSEY MCDONALD
76 DOGWOOD HILL DRIVE
LEEDS, ALABAMA 35094**

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FIFTY FOUR THOUSAND DOLLARS AND NO/100 (\$54,000.00) DOLLARS** and other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we **CHARLES MCDONALD AND WIFE, BETTY MCDONALD** (hereinafter referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **JOSHUA AIRIAN MCDONALD AND LINDSEY MCDONALD** (herein referred to as Grantee, whether one or more), the following described real estate, situated in SHELBY, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" MADE PART HERETO BY REFERENCE

SUBJECT TO:

- 1) TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS**
- 2) EASEMENTS, BUILDING LINES AND RESTRICTIONS AS SHOWN ON RECORDED MAP**
- 3) TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES.**

Said deed was prepared without the benefit of title insurance or examination. Legal description was provided by the Grantor.

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 said Grantee, his, her or 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 stated 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 Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this 20th day of March, 2024.

Charles McDonald
CHARLES MCDONALD

Betty McDonald
BETTY MCDONALD

STATE OF ALABAMA
SHELBY COUNTY

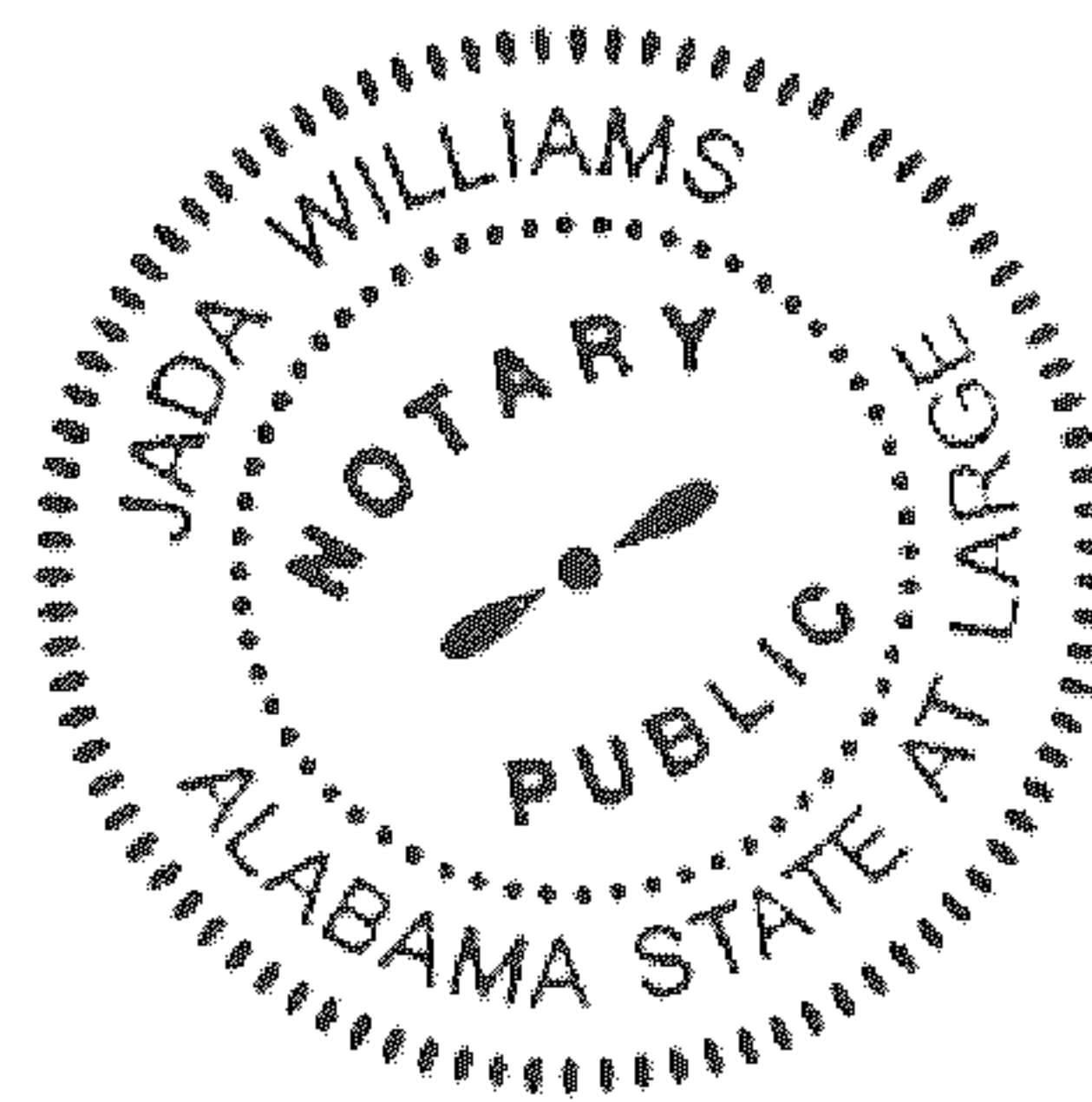
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that CHARLES MCDONALD AND BETTY MCDONALD whose name is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of March, 2024.

Jada Williams
Notary Public

My Commission Expires:

7/30/28



Real Estate Sales Validation Form

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

Grantor's Name:	CHARLES MCDONALD BETTY MCDONALD	Grantee's Name:	JOSHUA AIRIAN MCDONALD LINDSEY MCDONALD
Mailing Address:	10320 CO RD 31 ASHVILLE, AL 35953	Mailing Address:	76 DOGWOOD HILL LEEDS, AL 35094
Property Address:	10320 CO RD 31 ASHVILLE, AL 35953	Date of Sales	MARCH 20, 2026
		Total Purchase Price:	(54,000.00)
		Actual Value:	<u>\$54,000.00</u>
		OR	
		Assessor's Market Value:	<u>\$</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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Tax Appraisal
<input checked="" type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other Tax Assessment
<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 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: _____

Unattested
(verified by)

Print CHARLES MCDONALD

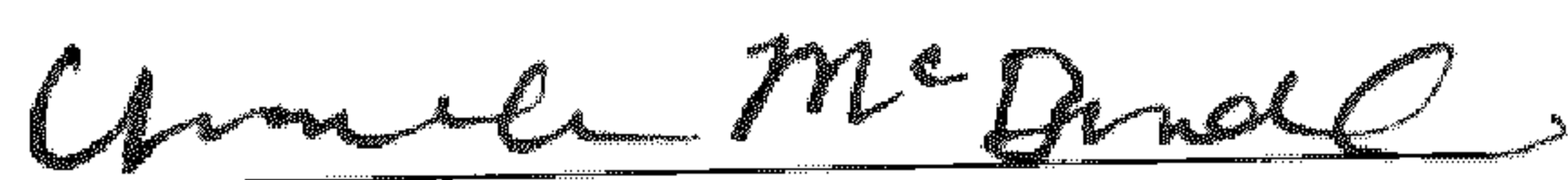
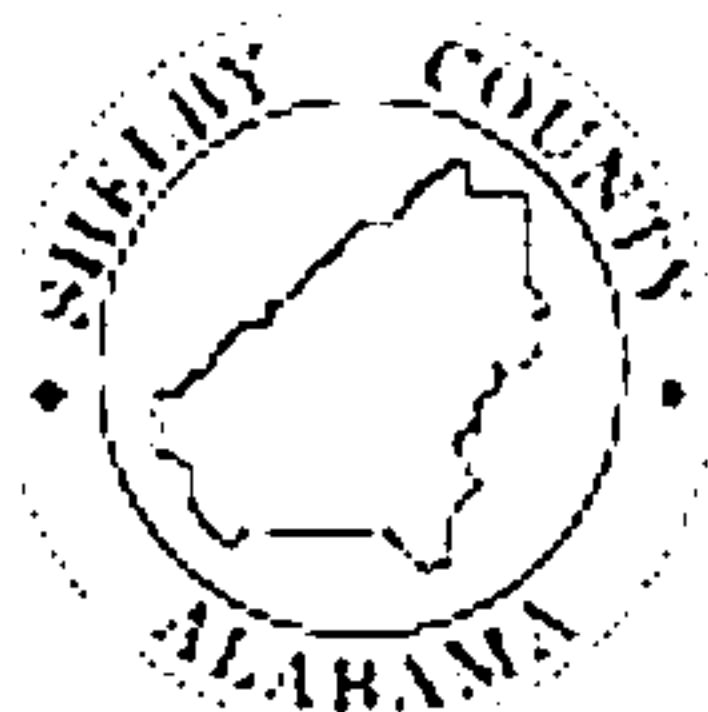
Sign 
(Grantor/Grantee/Owner/Agent) **circle one**

EXHIBIT A
LEGAL DESCRIPTION
LOT 1 & LOT 1A COMBINED

A parcel of land located in the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 17 South, Range 1 East, of the Huntsville Meridian, Shelby County, Alabama, and being more particularly described as follows:

Commencing at a 2" open top pipe marking the Southeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 17 South, Range 1 East of Shelby County, Alabama; thence along the South line of said 1/4 - 1/4 section S 89° 15' 15" W a distance of 151.27' feet to a point; thence leaving said South 1/4 - 1/4 line run N 51° 40' 22" W a distance of 72.26' feet to a point; thence N 00° 27' 50" W a distance of 181.00' feet to an axel found; thence S 61° 57' 55" W a distance of 157.90' feet to a 5/8" Capped Rebar Set (C. O'Neal PLS 26015) and Point of Beginning of Lot 1 and 1A; thence S 61° 57' 55" W a distance of 32.72' feet to an existing 5/8" Capper Rebar (D. McKinney); thence South 62° 04' 01" W a distance of 170.85' feet to an existing 5/8" Capped Rebar; thence N 16° 03' 58" W a distance of 244.27' feet to an existing 5/8" Capped Rebar (D. McKinney) and the South Right of Way of the Central of Georgia Railroad (250' Right of Way); thence N 49° 48' 43" E along said Right of Way a distance of 89.14' feet to an 5/8" Capped Rebar Set (C. O'Neal PLS 26015); thence N 49° 48' 43" E along the South Right of Way of the Central of Georgia Railroad a distance of 410.99' feet to an existing 1/2" Capped Rebar (Weygand); thence leaving said Right of Way S 00° 41' 57" E a distance of 140.79' feet to a 5/8" Capped Rebar Set (C. O'Neal PLS 26015); thence S 49° 48' 43" W a distance of 298.10' feet to a 5/8" Capped Rebar Set (C. O'Neal PLS 26015); thence S 35° 20' 01" E a distance of 158' feet to the Point of Beginning of herein described parcel Containing 1.7 Acres +/-.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/30/2026 11:52:06 AM
 \$85.00 BRITTANI
 20260330000089950

Allen S. Bayl