



20260401000095440 1/4 \$122.00
Shelby Cnty Judge of Probate, AL
04/01/2026 01:48:03 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

Rush Law Firm LLC
106 North Main Street
Office Box 1591
Columbiana, Alabama 35051

SEND TAX NOTICE TO:

Kevin McKee
414 East College Street
Columbiana, Alabama 35051

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL PERSONS BY THESE PRESENTS,

SHELBY COUNTY)

THAT, in consideration of the sum of Ninety Thousand Dollars (\$90,000.00), to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged I, Elizabeth Moody Handley, individually and as the Personal Representative of the Estate of Phillip Stancil Handley and the sole devisee and legatee of his estate, (hereinafter referred to as **GRANTOR**), a single woman, grant, sell, bargain and convey unto Kevin McKee, (herein referred to as **GRANTEE**), a married man, the following described real estate, situated in Shelby County, Alabama, to-wit:

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.
ADDRESS TO PROPERTY: 205 OLD HIGHWAY 25 WEST,
COLUMBIANA, ALABAMA 35051.**

Subject to taxes, easements, restrictions, rights of way and permits of record.

Subject to any mineral and/or mining rights, if any, not owned by seller and subject to present zoning classifications.

This instrument prepared by information provided by the parties. Attorney has made no search or examination of the title records concerning the above-referenced property, and makes no representation, express or implied, concerning the nature, quality or status of title herein conveyed.

And subject to the foregoing, **GRANTOR**, will warrant and forever defend the right and title to said bargained premises unto **GRANTEE** against the claims of all persons owning, holding or claiming by, through or under **GRANTOR**, which claims are based upon matters occurring subsequent to **GRANTOR'S** acquisition of the bargained premises and prior to the date of delivery of this deed.

TO HAVE AND TO HOLD to the said Grantee, and to the Grantee's heir and assigns, in fee simple, forever.

Shelby County, AL 04/01/2026
State of Alabama
Deed Tax: \$90.00



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IN WITNESS WHEREOF, the said GRANTOR have hereunto set her signature and seal this 1st day of April, 2026.

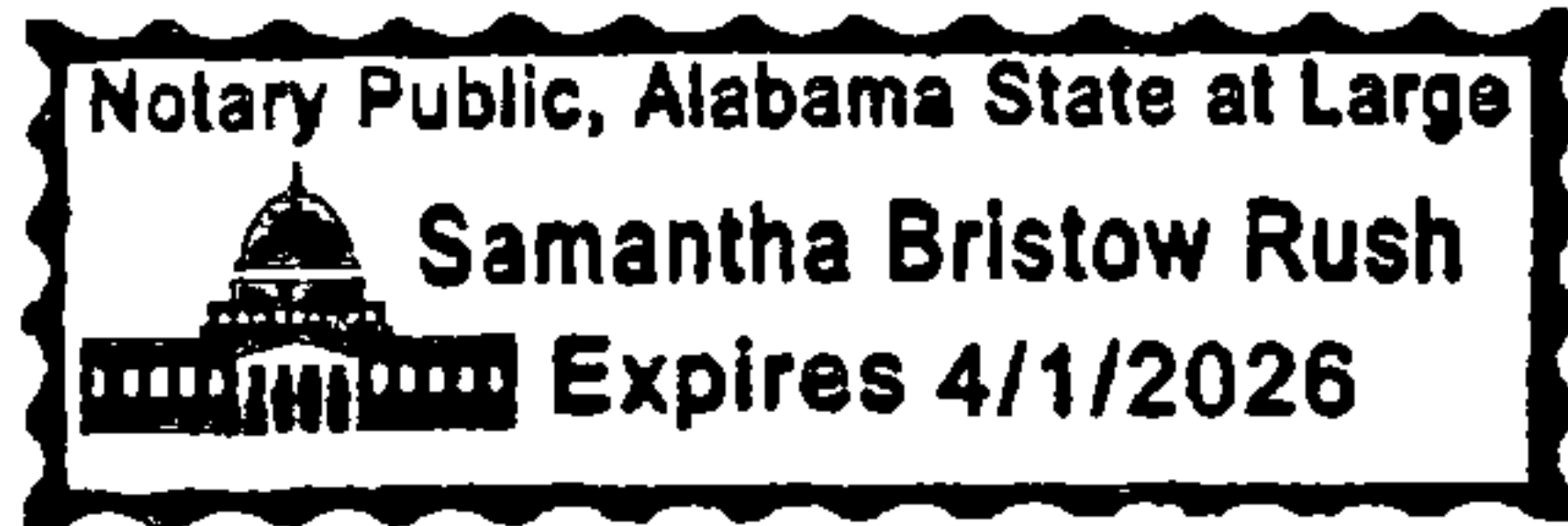
Elizabeth Moody Handley (SEAL)
ELIZABETH MOODY HANDLEY, individually
and as Personal Representative of the Estate of
Phillip Stencil Handley and the sole devisee and
legatee of his estate

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ELIZABETH MOODY HANDLEY, a single woman, individually and as the Personal Representative of the Estate of Phillip Stencil Handley and the sole devisee and legatee of his estate, whose name is signed to the foregoing instrument 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 1st day of April 2026.



Samantha Bristow Rush
Notary Public
My commission expires: 04/01/2026



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EXHIBIT A

Legal Description

Real property in the City of Columbiana, County of Shelby, State of Alabama, described as follows:

PARCEL I:

A certain parcel of land situated in the Town of Columbiana, Shelby County, Alabama, described more particularly as follows:

Begin at the Northwest corner of the lot sold by J. L. Mooney and wife, Jessie A. Mooney to Gulf Refining Company, a corporation by deed dated 4/18/1930, and recorded in the Probate Office of Shelby County, Alabama in Deed Book 91, page 167, running thence in a Southerly direction along the West boundary line of said Gulf Refining Company lot 150 feet, thence West 10 feet, thence in a Northerly direction to a point on the Southern boundary line of the Columbiana and Calera Highway 55 feet distant from the point of beginning, thence run in an Easterly direction along the Southern boundary line of said Calera and Columbiana Highway to the point of beginning, said highway above referred to is known as State Project S-44-B, said land is situated in Section 26, Township 21, Range 1 West.

PARCEL II:

Begin at the point where the Westerly line of the right-of-way of the Louisville and Nashville Railroad Company intersects the Southeasterly line of the State Highway leading from Columbiana to Calera; thence Southeasterly along the Westerly line of said right-of-way 300 feet; thence at an angle of 69°16' to the right 149.93 feet; thence Northwesterly 300 feet to a point on the Southeast line of said State Highway 150 feet (measuring along the arc of said Southeast line) Southwesterly of the point of beginning; thence Northeasterly along the Southeast line of said highway 150 feet to the point of beginning.

PARCEL III:

A lot in the SE 1/4 of Section 26, Township 21 South, Range 1 West, described as follows:

Commence at the intersection of the Western R/W line of the L & N Railroad with the Southeastern line of the Calera-Columbiana Highway and run thence Southerly along the Western R/W line of said railroad, a distance of 300.00 feet to the point of beginning; thence continue along the said railroad R/W a distance of 200.00 feet; thence turn an angle of 90°00' to the right and run a distance of 128.86 feet; thence turn an angle of 90°00' right and run a distance of 123.24 feet to the Southern most corner of the present Gulf Oil lot; thence turn an angle of 69°13' to the right and run a distance of 150.00 feet to the point on the Western R/W line of the L & N Railroad, and the point of beginning.

Situated in the W 1/2 of the E 1/2 of the SE 1/4 of Section 26, Township 21 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama.

Less and except any portion of subject property lying within a road right of way or railroad right of way.

Real Estate Sales Validation Form

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

Grantor's Name Elizabeth Handley
Mailing Address Post Office Box 828
Columbiana, Alabama 35051

Grantee's Name Kevin McKee
Mailing Address 414 East College Street
Columbiana, Alabama 35051

Property Address 205 Old Highway 25
Columbiana, Alabama 35051

Date of Sale 04/01/2026
Total Purchase Price \$ 90,000.00
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)

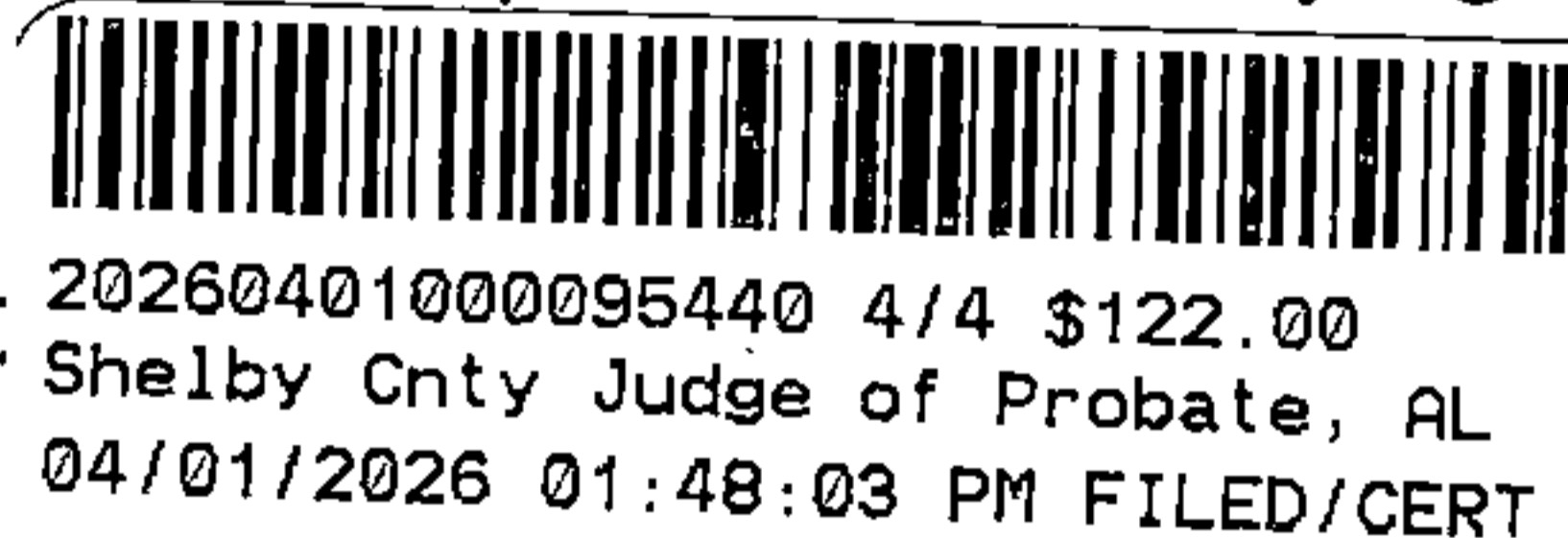
- Bill of Sale
Sales Contract
Closing Statement
Appraisal
Other

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 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 04/01/2026 Print Kevin McKee
Unattested Sign (Grantor/Grantee/Owner/Agent) circle one
(verified by)