

This instrument was prepared by:
Gilmer T. Simmons
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:

Taylor Aaron Parsons
7061 Mountain View Lane
Leeds, AL 35094

WARRANTY DEED, TENANTS IN COMMON

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **FOUR HUNDRED THOUSAND AND 00/100 Dollars (\$400,000.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt and sufficiency of which is acknowledged, I,

Sarah Honor Reed, a married person

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

**Taylor Aaron Parsons, Aleia Marie Parsons, Jeffrey Vincent Lubresky,
and Cameron Gannon Lubresky**

(hereinafter referred to as "Grantees"), the following described real estate situated in Shelby County, Alabama to-wit:

A tract of land situated in the Southeast Quarter of the Southwest Quarter, the Northeast Quarter of the Southwest Quarter, and the Southwest Quarter of the Southeast Quarter, all in Section 29, Township 18 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:

Begin at a 1-1/2 inch open pipe found at the Southwest corner of the Southeast Quarter of the Southwest Quarter of Section 29, Township 18 South, Range 2 East, Shelby County, Alabama; thence run North 00 degrees 12 minutes 02 seconds East along the West line of said Quarter-Quarter Section for 1289.74 feet to iron found (capped Jenkins) at the Northwest corner of said Quarter-Quarter Section; thence run North 00 degrees 18 minutes 26 seconds West along the West line of the Northeast Quarter of the Southwest Quarter of said Section 29 for 886.43 feet to a rail found, said point lying on the Southerly line of a variable width Central Georgia Railroad right of way; thence run South 66 degrees 42 minutes 01 seconds East along said right of way line for 1420.83 feet to a iron set (capped #18664); thence run South 00 degrees 25 minutes 13 seconds East for 325.07 feet to a 1-1/2 inch open pipe found at the Northwest corner of the Southwest Quarter of the Southeast Quarter of said Section 29; thence run South 89 degrees 11 minutes 02 seconds East along the North line of said Quarter-Quarter Section for 868.80 feet to a rail found on the Southerly right of way line of said Central Georgia Railroad right of way; thence run South 66 degrees 56 minutes 47 seconds East along said right of way line for 352.80 feet to a iron set (capped #18664) on said right of way line, said point lying 100 feet West of the East line of said Quarter-Quarter Section; thence run South 00 degrees 15 minutes 49 seconds West and parallel to said Quarter-Quarter Section line for 707.76 feet to an iron pin set (capped #18664) on the Northwesterly right of way line of Highway 25; thence run South 63 degrees 46 minutes 41 seconds West along said right of way line for 542.60 feet, to the point of beginning of a curve to the left, having a radius of 1640.00 feet, a chord bearing of South 57 degrees 39 minutes 50 seconds West, and a chord length of 349.36 feet; thence run along the arc of said curve and right of way line for 350.02 feet to a point on the Southerly line of said Quarter-Quarter Section; thence run South 88 degrees 44 minutes 26 seconds West along said Quarter-Quarter Section line for 395.34 feet to a nail found at the Southwest corner of said Quarter-Quarter Section, said point also being the Northeast corner of Tract 1, according to the Map of Hurricane Heights Subdivision as recorded in Map Book 21, Page 144, in the Probate Office of Shelby County, Alabama; thence run North 89 degrees 52 minutes 02 seconds West along the Southerly line of the South of the Southeast Quarter of the Southwest Quarter of said Section 29 and the North boundary of said recorded subdivision for 1316.59 feet to the Point of Beginning.

The hereinabove legal description as shown on boundary survey prepared by Jeff D. Arrington with Arrington Engineering, dated 12/12/2019, Reg. No. 18664, and also being a portion of the property described in Instrument 2019050800015594.

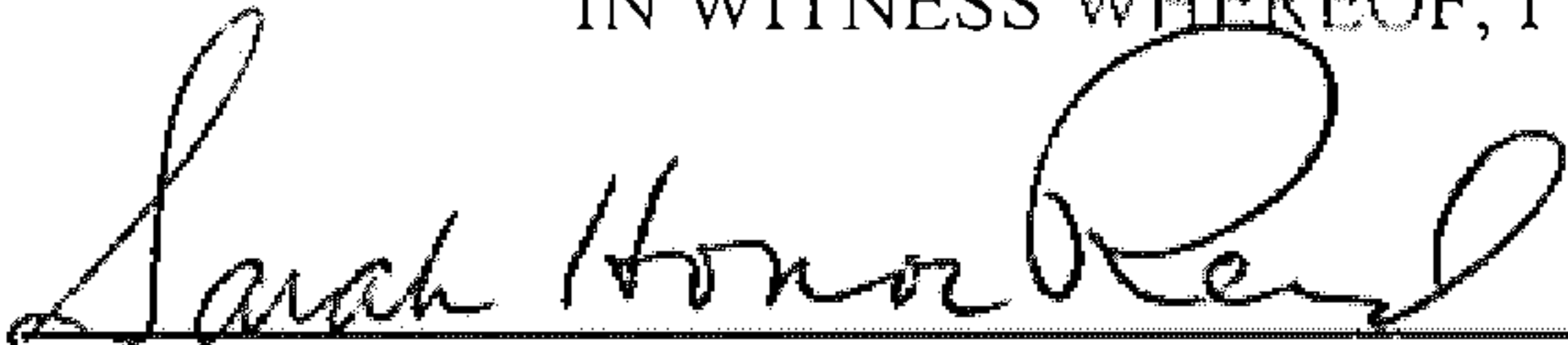
\$340,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2026 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto Grantees their heirs and assigns, forever;

And I do for myself and for my heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

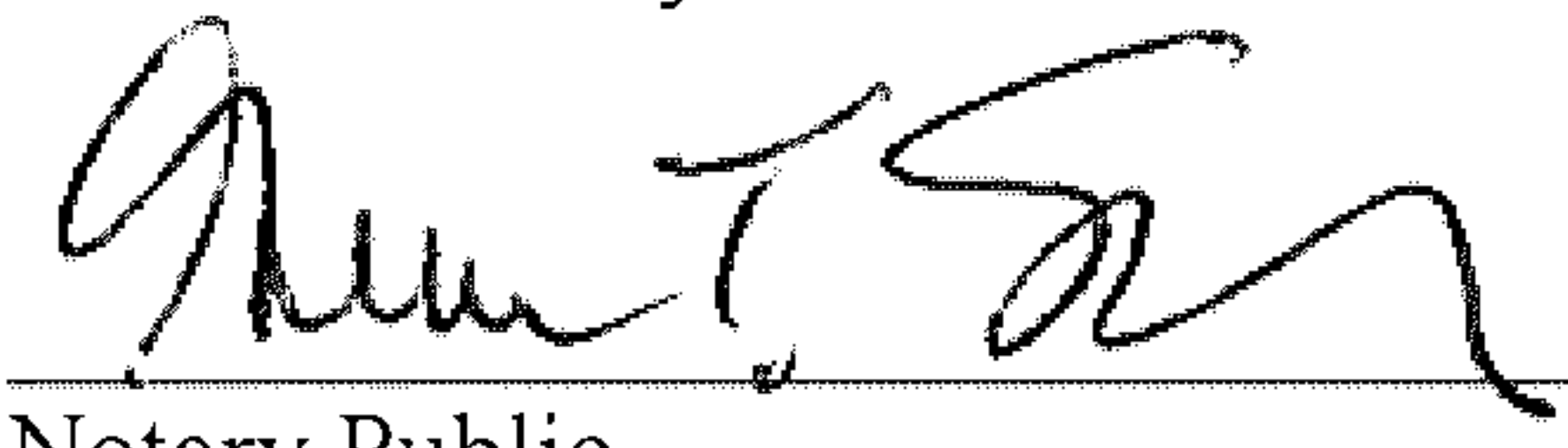
IN WITNESS WHEREOF, I have set my hand and seal, this 1st day of April, 2026


_____(SEAL)
Sarah Honor Reed

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, the undersigned Notary Public in and for said County and State, hereby certify that Sarah Honor Reed, 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 1st day of April, 2026.



Notary Public
My Commission Expires: 12/20/2029

Real Estate Sales Validation Form

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

Grantor's Name	Sarah Honor Reed	Grantee's Name	Taylor Aaron Parsons, Aleia Marie Parsons Jeffrey Vincent Lubresky, and Cameron Gannon Lubresky
Mailing Address	<u>407 Horn Springs Rd</u> <u>Lebanon, TN 37087</u>	Mailing Address	<u>7061 Mountainview Lane</u> <u>Leeds, AL 35094</u>
Property Address	<u>47616 Alabama 25</u> <u>Sterrett, AL 35147</u>	Date of Sale	<u>04/01/2026</u>
		Total Purchase Price	<u>\$400,000.00</u>
		or	
		Actual Value	<u>\$</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"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other _____ |
| <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	<u> / / </u>	Print	<u>Galmer T. Sinner</u>
<input type="checkbox"/> Unattested	_____	Sign	<u>[Signature]</u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/02/2026 09:06:11 AM
\$430.00 BRITTANI
20260402000096160

Form RT-1

Aleia S. Boyd