

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

Send tax notice to:  
Tom E. Stevens  
2810 County Road 56  
Wilsonville, Alabama 35186

**WARRANTY DEED**

**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **Ten and 00/100 Dollars (\$10.00)**, and other good and valuable consideration, to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged

**Susan A. Hall, an unmarried woman (Grantor as to Parcel I only), Tom Eli Stevens, a married man (Grantor as to Parcels 2, 4, 5, 6 & 7), Tom E. Stevens, a married man (Grantor as to Parcels 3 & 8), TESC, LLC, an Alabama Limited Liability Company (Grantor as to Parcels 9, 10, 11, 12, 13, 14 & 15 – all of said parcels identified above and listed on the attached Exhibit "A")**

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

**Tom E. Stevens**

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

**See Exhibit "A" attached hereto**

**\$750,000.00** of the proceeds come from a mortgage recorded simultaneously herewith.  
**Susan A. Hall is the surviving spouse of James M. Hall, Jr. who died on March 13, 2019. The properties described on the attached Exhibit "A" and conveyed herein do not constitute the homestead of Tom Eli Stephens (one and the same as Tom E. Stevens also a grantor herein and the grantee as well) or his spouse. Tom E. Stevens is the sole member of TESC, LLC and executes this deed in compliance with the Operating Agreement of said limited liability company.**

Subject to: (1) 2021 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 Grantee, his heirs and assigns, forever;

And I do for myself and for my heirs, executors, and administrators covenant with Grantee, his 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 Grantee, his heirs and assigns forever, against the lawful claims of all persons.

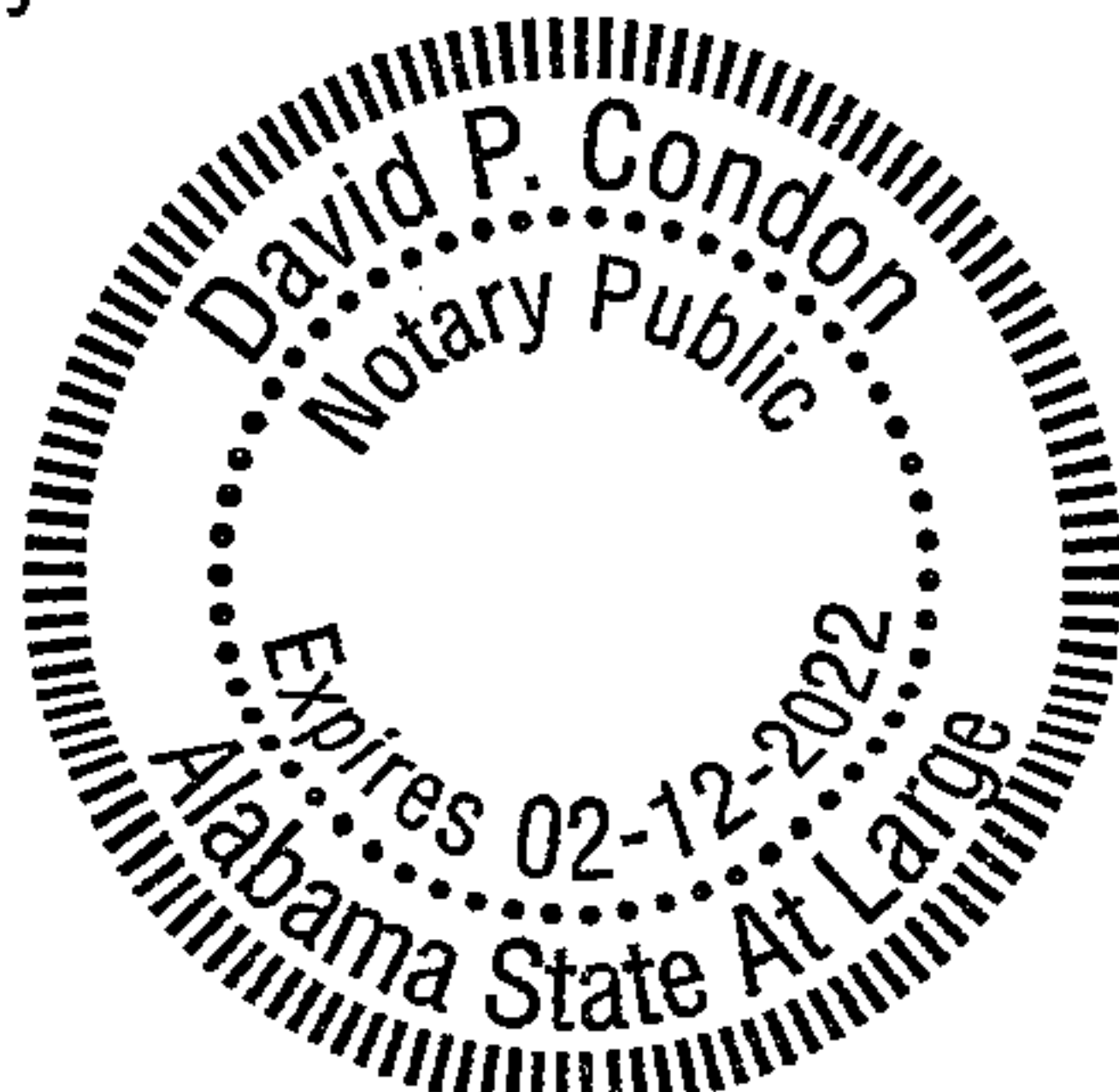
IN WITNESS WHEREOF, we have set our hands and seal, this 26th day of April, 2021.

  
\_\_\_\_\_(Seal)  
**Susan A. Hall**

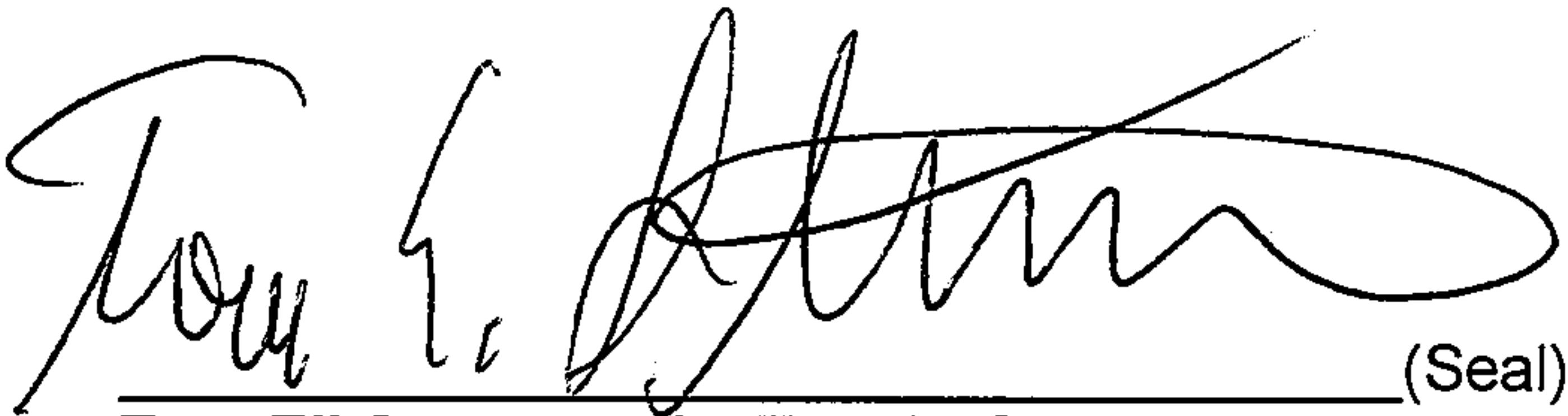
**STATE OF ALABAMA  
JEFFERSON COUNTY**

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Susan A. Hall** 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 **26th day of April, 2021**.



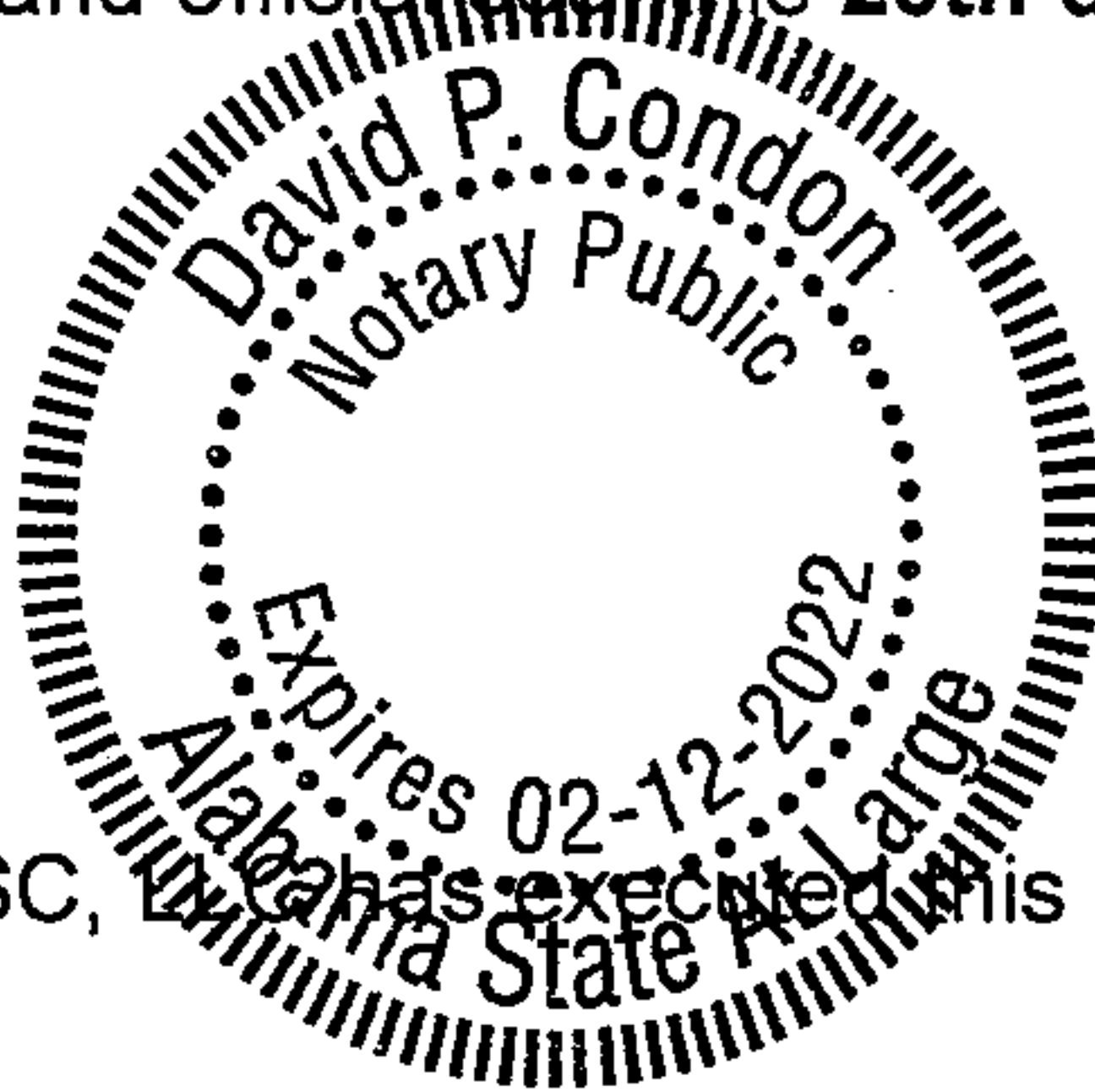
  
\_\_\_\_\_  
Notary Public: **David P. Condon**  
My Commission Expires: **02.12.2022**

  
(Seal)  
Tom Eli Stevens, aka Tom E. Stevens

STATE OF ALABAMA  
JEFFERSON COUNTY

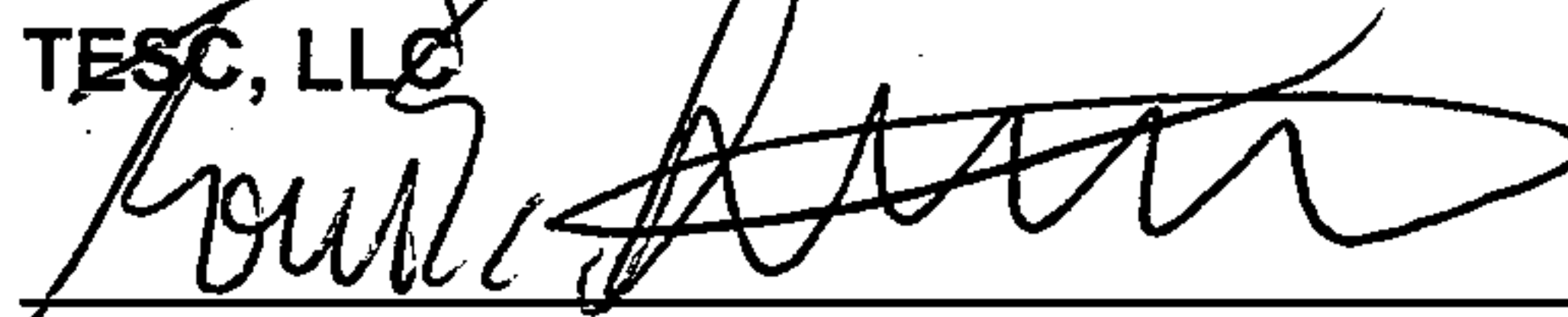
I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Tom Eli Stephens** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he executed the same voluntarily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

Given under my hand and official seal this **26th day of April, 2021**.



  
Notary Public: David P. Condon  
My Commission Expires: 02.12.2022

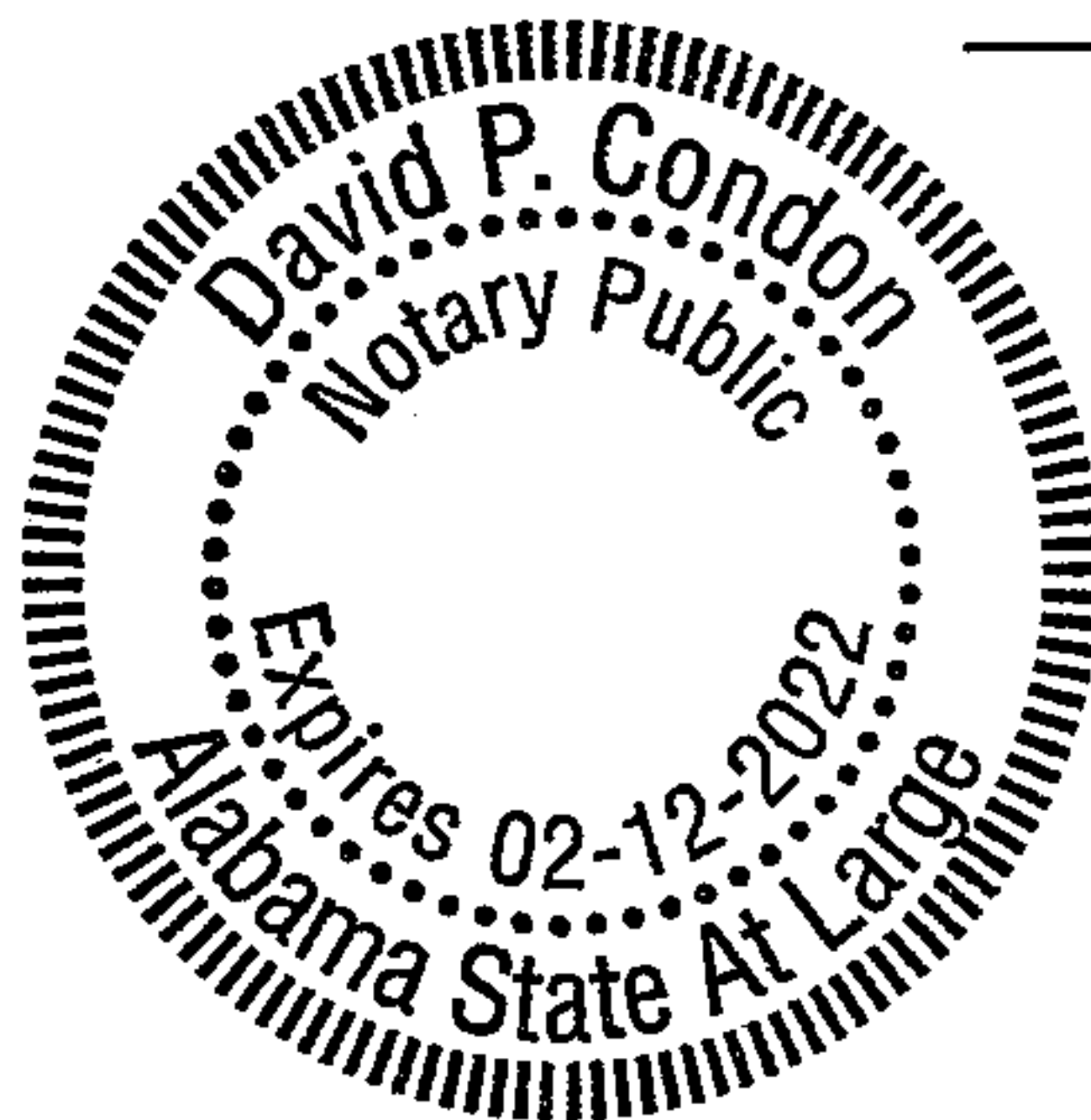
IN WITNESS WHEREOF, TESC, LLC has executed this instrument by its authorized representative, this 26th day of April, 2021

TESC, LLC  
  
(Seal)  
By: Tom Eli Stevens  
Its: Sole Member

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Tom Eli Stephens, as sole member of TESC, LLC**, 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 he, in his capacity as sole member of TESC, LLC, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **26th day of April, 2021**.



  
Notary Public: David P. Condon  
My Commission Expires: 02.12.2022



Exhibit "A"

**Parcel 1: 16-6-23-0-000-005.000**

**All that part of the Southwest 1/4 of the Northwest 1/4 of Section 23, Township 20 South, Range 1 East, lying Southwest of said Wilsonville Teague Bridge Road now known as Shelby County Highway #51.**

**Also the W 1/2 of the Southwest 1/4 and all that part of the West 1/2 of the Southeast 1/4 of Southwest 1/4 of Section 23, Township 20 South, Range 1 East, lying Northwest of Shelby County Highway #51.**

**LESS AND EXCEPT that portion conveyed to Raymond and Pamela Youngblood as recorded in Instrument 20020624000297140, in the Probate Office of Shelby County Alabama.**

**A parcel of land in the West half of Section 23, Township 20 South, Range 1 East, more particularly described as follows:**

**Commencing at the Northeast corner of the Northwest quarter of the Southwest quarter of said Section 23; thence South 00 degrees 04 minutes 27 seconds East along the East line of said section, a distance of 163.36 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler CA 0502" on the South edge of a prescriptive easement for County Highway 51 and the point of beginning; thence South 00 degrees 04 minutes 27 seconds East, along the East line of said section, a distance of 214.79 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler CA 0502"; thence south 89 degrees 55 minutes 33 seconds West a distance of 591.41 feet, to a 1/2" rebar set, with a cap stamped "S. Wheeler CA 0502"; thence North 00 degrees 04 minutes 27 seconds West, a distance of 432.98 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler CA 0502"; thence North 44 degrees 33 minutes 59 seconds East a distance of 365.85 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler CA 0502", on the South edge of a prescriptive easement for County Highway No. 51; thence South 45 degrees 26 minutes 01 second East along said easement, a distance of 158.25 feet to a point; thence South 31 degrees 11 minutes 36 seconds East, along said easement, a distance of 429.05 feet to the point of beginning.**

**Parcel 2: 16-7-26-0-000-013.000 & 16-7-35-0-000-002.000**

**The North 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 35, Township 20 South, Range 1 East and the Southwest 1/4 of the Southeast 1/4 of Section 26, Township 20 South, Range 1 East, in Shelby County, Alabama.**

**and**

**That part of the Northwest 1/4 of the Southeast 1/4 of Section 26, Township 20 South, Range 1 East, lying South of Shelby County Highway No. 56, more particularly described as:**

**Begin at the Southwest corner of the Northwest 1/4 of the Southeast 1/4, Section 26, Township 20 south, Range 1 East, thence run North along the West line of said 1/4-1/4 section a distance of 47.22 feet to the centerline of Shelby County Highway No. 56; thence turn an angle of 62 degrees 29 minutes 51 seconds to the right and run along the center-line of said Hwy. the following angles and distances, a distance of 147.53 feet; thence turn an angle of 2 degrees 51 minutes 26 seconds to the left and run a distance of 204.36 feet; thence turn an angle of 1 degree 25 minutes 46 seconds to the left and run a distance of 151.72 feet; thence turn an angle of 1 degree 54 minutes 00 seconds to the right and run a distance of 92.15 feet; thence turn an angle of 5 degrees 58 minutes 10 seconds to the right and run a distance of 66.79 feet; thence turn an angle of 13 degrees 18 minutes 51 seconds to the right and run a distance of 56 feet; thence turn an angle of 2 degrees 17 minutes 16 seconds to the right and run a distance of 81.09 feet; thence turn an angle of 19 degrees 56 minutes 18 seconds to the right and run a distance of 79.75 feet; thence turn an**

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angle of 8 degrees 04 minutes 51 seconds to the left and run 66.72 feet; thence turn an angle of 00 degrees 04 minutes 49 seconds to the left and run a distance of 153.14 feet; thence turn an angle of 04 degrees 47 minutes 00 sec, to the left and run a distance of 55.56 feet; thence turn an angle of 8 deg 23 minutes 05 seconds to the left and run a distance of 59.86 feet; thence turn an angle of 15 degrees 43 minutes 48 seconds to the left and run a distance of 57.55 feet; thence turn an angle of 20 degrees 20 minutes 46 seconds to the left and run a distance of 78.23 feet; thence turn an angle of 10 degrees 29 minutes 40 seconds to the left and run a distance of 68.18 feet; thence turn an angle of 6 degrees 51 minutes 43 seconds to the left and run a distance of 56.54 feet; thence turn an angle of 9 degrees 25 minutes 03 seconds to the left and run a distance of 43.86 feet; thence turn an angle of 7 degrees 42 minutes 36 seconds to the left and run a distance of 55 feet; thence turn an angle of 7 degrees 12 minutes 25 seconds to the left and run a distance of 95.89 feet; thence turn an angle of 87 degrees 26 minutes 08 seconds to the right and run a distance of 31.20 feet to the East line of said Northwest 1/4 of the Southeast 1/4; thence turn an angle of 90 degrees 00 minutes right and run South along the East line of said 1/4-1/4 Section a distance of 758.24 feet; thence turn an angle of 90 degrees 09 minutes 43 seconds to the right and run West along the South line of said 1/4-1/4 section a distance of 1352.88 feet to the point of beginning.

**Parcel 3: 16-7-26-0-000-015.000**

A parcel of land lying in the Southwest 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southwest 1/4, Section 26, Township 20 South, Range 1 East, and the Southeast 1/4 of the Southeast 1/4 and the Northeast 1/4 of the Southeast 1/4 Section 27, Township 20 South, Range 1 East, in Shelby County, Alabama, more particularly described as follows;

Commence at the Northeast corner of the Southwest 1/4 of the Southwest 1/4, Section 26, Township 20 South, Range 1 East; thence run Westerly along the North boundary of said 1/4 - J/4 for 211.00 feet to a point, being the point of beginning of the parcel of land herein described; thence continue Westerly along the North boundary of said 1/4 - 1/4 for 570.00 feet to a point in Spearman Branch; thence turn an angle of 89 degrees 57 minutes 25 seconds to the right and run along said branch 47.37 feet; thence turn an angle of 66 degrees 20 minutes 55 seconds to the right and run along said branch 52.40 feet; thence turn an angle of 134 degrees 00 minutes 55 seconds to the left and run along said branch 200.00 feet; thence turn an angle of 111 degree 10 minutes 44 seconds to the right and run along said branch 108.93 feet; thence turn an angle of 77 degrees 31 minutes 54 seconds to the left and run along said branch 48.26 feet; thence turn an angle of 60 degrees 23 minutes 05 seconds to the right and run along said branch 128.35 feet; thence turn an angle of 69 degrees 08 minutes 03 seconds to the left and run along said branch 54.49 feet; thence an angle of 38 degrees 31 minutes 44 seconds to the left and run along said branch 99.14 feet; thence turn an angle of 59 degrees 55 minutes 38 seconds to the right and run along said branch 123.49 feet; thence turn an angle of 80 degrees 24 minutes 24 seconds to the right and run along said branch 29.15 feet; thence an angle of 53 degrees 19 minutes 32 seconds to the left and run along said branch 50.25 feet; thence turn an angle of 102 degrees 43 minutes 28 seconds to the right and run along said branch 63.25 feet; thence turn an angle of 108 degrees 26 minutes 06 seconds to the left and run along said branch 105.00 feet; thence turn an angle of 73 degrees 32 minutes 24 seconds to the left and run along said branch 229.40 feet; thence turn an angle of 20 degrees 24 minutes 36 seconds to the right and run along said branch 175.00 feet; thence an angle of 48 degrees 29 minutes 15 seconds to the left and leaving said branch run 91.67 feet to a point, being a point on the West boundary of Section 26, Township 20 South, Range 1 East; thence turn an angle of 11 degree 37 minutes 25 seconds to the right and run 158.70 feet to a point; thence turn an angle of 90 degrees 00 minutes 00 seconds to the left and run Southerly 1072.79 feet to a point; thence turn an angle of 90 degrees 00 minutes 00 seconds to the left and run Easterly 558.70 feet to a point; thence turn an angle of 90 degrees 00 minutes 00 seconds to the right and run Southerly 555.83 feet to a point; thence turn an angle of 89 degrees 52 minutes 23 seconds to the left and run Easterly 742.25 feet to a point; thence turn an angle of 90 degrees 10 minutes 07 seconds to the left and run Northerly 780.03 feet to the point of beginning.



**LESS AND EXCEPT,**

Lots 1 and 2, according to the Final Plat of Rodgers Family Subdivision as recorded in Map Book 47, page 11, in the Probate Office of Shelby County, Alabama.

Lot 1, according to the Final Plat of Knox Subdivision as recorded in Map Book 43, page 69, in the Probate Office of Shelby County, Alabama.

**Parcel 4: 16-7-26-0-000-015.004**

A parcel of land lying in the Southwest 1/4 of the Southwest 1/4 of Section 26, Township 20 South, Range 1 East, in Shelby County, Alabama, more particularly described as follows;

Begin at the northeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 26, Township 20 South, Range 1 East; thence run southerly along the East boundary of said 1/4-1/4 for 217.00 feet; thence turn an angle of 88 degrees 27 minutes 01 seconds to the right and run 211.10 feet; thence turn an angle of 91 degree 32 minutes 59 seconds to the right and run 223.00 feet to a point on the North boundary of said Southwest 1/4 of Southwest 1/4; thence turn an angle of 90 degrees 04 minutes 43 seconds to the right and run along said North boundary of said 1/4-1/4, for 211.00 feet to the point of beginning

ALSO: Commence at the Northeast corner of Southwest 1/4 of Southwest 1/4, Section 26, Township 20 South, Range 1 East; thence run Westerly along the North line of the above parcel for a distance of 47 feet, more or less, to the centerline of an existing driveway leading South from Shelby County Highway #56, to the Northerly boundary of said deed; from said point, the strip described is a strip of property, being 30 feet in width, running Northerly along the centerline of said driveway, lying 15 feet on either side of said centerline to the intersection of the South right of way of Shelby County Highway #56.

**PARCEL 5: 16-7-35-0-000-003.000 & 16-7-26-0-000-015.002**

A parcel of land lying in the Southwest 1/4 of the Southwest 1/4, Section 26, Township 20 South, Range 1 East, and the Northwest 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Northwest 1/4, Section 35, Township 20 South, Range 1 East, Shelby County, Alabama, more particularly described as follows:

Commence at the Northeast corner of the Southwest 1/4 of the Southwest 1/4, Section 26, Township 20 South, Range 1 East; thence run Southerly along the East boundary of said 1/4-1/4 for 217.00 feet to the point of beginning of the parcel herein described; thence turn an angle of 88 degrees 27 minutes 01 seconds to the right and run 211.10 feet; thence turn an angle of 88 degrees 27 minutes 01 seconds to the left and run Southerly for 1445.77 feet to a point in Fourmile Creek; thence turn an angle of 54 degrees 42 minutes 57 seconds to the left and run along said creek 58.93 feet; thence turn an angle of 11 degree 09 minutes 49 seconds to the left and run along said creek 142.02 feet; thence turn an angle of 7 degrees 20 minutes 51 seconds to the left and run along said creek 356.85 feet; thence turn an angle of 47 degrees 04 minutes 04 seconds to the left and run along said creek 197.24 feet; thence turn an angle of 30 degrees 17 minutes 29 seconds to the left and run along said creek 143.27 feet; thence turn an angle of 78 degrees 48 minutes 53 seconds to the right and run along said creek 241.93 feet; thence turn an angle of 40 degrees 26 minutes 23 seconds to the left and run along said creek 183.84 feet; thence turn an angle of 22 degrees 22 minutes 47 seconds to the right and run along said creek 105.00 feet; thence turn an angle of 37 degrees 59 minutes 49 seconds to the left and run along said creek 203.04 feet; thence turn an angle of 45 degrees 00 minutes 59 seconds to the right and run along said creek 142.60 feet; thence turn an angle of 97 degrees 44 minutes 30 seconds to the left and leaving said creek run 212.45 feet to a point, being the Southeast corner of the Southeast 1/4 of the Southwest 1/4, Section 26, Township 20 South, Range 1 East; thence turn an angle of 89 degrees 16 minutes 40 seconds to the left and run Westerly along the South boundary of said 1/4-1/4 for 1353.85 feet to a point, being the Southwest corner of the Southeast 1/4 of the Southwest

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1/4, Section 26, Township 20 South, Range 1 East; thence turn an angle of 89 degrees 49 minutes 53 seconds to the right and run Northerly along the West boundary of said 1/4-1/4 for 1105.62 feet to the point of beginning.

Also, a non-exclusive easement for ingress and egress over and across the following described property:

Commence at the Northeast corner of Southwest 1/4 of Southwest 1/4, Section 26, Township 20 South, Range 1 East; thence run Westerly along the North line for a distance of 47 feet, more or less, to the centerline of an existing driveway leading South from Shelby County Highway #56, to the Northerly boundary of said deed; from said point, the strip described is a strip of property, being 30 feet in width, running Northerly along the centerline of said driveway, lying 15 feet on either side of said centerline to the intersection of the South right of way of Shelby County Highway #56.

Also, a non-exclusive easement for ingress, egress, and utilities over and across the following described property:

A fourteen-foot easement over and across the North 14 feet of the East 60 feet, more or less, of the Southwest 1/4 of the Southwest 1/4 and over the East 14 feet of the North 217.00 feet of the Southwest 1/4 of the Southwest 1/4 of Section 26, Township 20 South, Range 1 East, in Shelby County, Alabama.

PARCEL 6:16-7-26-0-000-005.004 East of road

A tract of land situated in the Northwest 1/4 of Section 26, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the southeast corner of the North half of the Southeast 1/4 of the Northwest 1/4 of Section 26, Township 20 South, Range 1 East, Shelby County, Alabama; thence run South 89 degrees 57 minutes 42 seconds West along the South line of said 1/4-1/4-1/4 line for 675.74 feet to the point of beginning of the tract of land herein described; thence run South 89 degrees 57 minutes 42 seconds West along the South line of said 1/4-1/4-1/4 line for 677.09 feet to a point on the easterly right of way line of County Highway #443; thence run North 24 degrees 06 minutes 13 seconds East along the said road right of way for 40.39 feet to a curve to the left with a radius of 568.42 feet, a chord bearing of North 06 degrees 51 minutes 40 seconds East, and a chord length of 336.98 feet; thence run along said arc and said road right of way for 342.12 feet; thence run North 10 degrees 22 minutes 54 seconds West along said road right of way for 167.49 feet; thence run North 56 degrees 00 minutes 48 seconds East for 232.35 feet; thence run North 73 degrees 23 minutes 03 seconds East for 154.98 feet; thence run South 89 degrees 59 minutes 40 seconds East for 309.40 feet; thence run South 00 degrees 00 minutes 14 seconds West for 709.91 feet to the point of beginning.

PARCEL 7: 16-7-26-0-000-005.004 West of road

A tract of land situated in the Northwest 1/4 of Section 26, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the southeast corner of the North half of the Southeast 1/4 of the Northwest 1/4 of Section 26, Township 20 South, Range 1 East, Shelby County, Alabama; thence run South 89 degrees 57 minutes 42 seconds West along the South line of said 1/4-1/4-1/4 for 1407.62 feet to a point on the westerly right of way line of County Highway #443; thence run North 24 degrees 06 minutes 13 seconds East along said road right of way for 36.97 feet to the point of beginning of the tract of land herein described; thence run North 24 degrees 06 minutes 13 seconds East along

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said road right of way for 25.84 feet to a curve to the left with a radius of 518.42 feet, a chord bearing of North 06 degrees 51 minutes 40 seconds East, and a chord length of 307.34 feet; thence run along said arc and said road right of way for 312.03 feet; thence run North 10 degrees 22 minutes 54 seconds West along said road right of way for 168.80 feet; thence run North 89 degrees 00 minutes 17 seconds West for 179.31 feet; thence run South 00 degrees 59 minutes 49 seconds West for 498.07 feet; thence run North 89 degrees 57 minutes 42 seconds East for 171.09 feet to the point of beginning.

**Parcel 8: 16-5-22-0-000-004.014**

A parcel of land situated in the Southwest 1/4 of Section 22, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at a found 2-inch capped pipe marking the Southwest corner of Section 22, Township 20 South, Range 1 East, Shelby County, Alabama, and run in an Easterly direction along South Section line of said Section 22, South 89 degrees 06 minutes 24 seconds West (deed), South 89 degrees 06 minutes 24 seconds East (measured) a distance of 1664.40 feet (deed), 1664.05 feet (measured) to a point; thence leaving said Section line, run North 0 degrees 40 minutes 48 seconds East (deed) North 0 degrees 42 minutes 30 seconds East (measured) a distance of 47.41 feet (deed) 47.54 feet (measured) to a found 1/2-inch rebar lying on the Northerly right of way of Shelby County Road 40, said point also being the point of beginning of the herein described parcel; thence run North 89 degrees 14 minutes 00 seconds West (deed) North 89 degrees 15 minutes 04 seconds West (measured) and along the North right of way line of said County Road 40 a distance of 485.67 feet (deed) 485.43 feet (measured) to a set 1/2-inch HMM rebar and cap, said point also being the intersection of the North right of way line of said County Road 40 with the East right of way of Jackson Farm Road; thence run North 0 degrees 23 minutes 12 seconds (deed) North 0 degrees 24 minutes 54 seconds East (measured) and along said East right of way line of Jackson Farm Road, a distance of 662.79 feet (deed) 662.67 feet (measured) to a set 1/2-inch HMM rebar and cap, said point also being the point of beginning of a curve to the right having a radius of 222.82 feet (deed and measured), a central angle of 37 degrees 42 minutes 06 seconds (deed) 37 degrees 37 minutes 19 seconds (measured), a chord bearing of North 19 degrees 13 minutes 34 seconds East (measured), a chord distance of 143.70 feet (measured) and run along the arc of said curve a distance of 146.62 feet (deed) 146.31 feet (measured) to a set 1/2-inch HMM rebar and cap; thence run North 38 degrees 05 minutes 21 seconds East (deed) North 38 degrees 02 minutes 13 seconds East (measured) a distance of 596.29 feet (deed) 596.42 feet (measured) to a set 1/2-inch HMM rebar and cap; thence leaving said East right of way of Jackson Farm Road run South 89 degrees 06 minutes 45 seconds East (deed) South 88 degrees 59 minutes 22 seconds East (measured) a distance of 80.99 feet (deed) 81.42 feet (measured) to a found 1/2-inch rebar, thence run South 0 degrees 40 minutes 48 seconds West (deed) South 0 degrees 42 minutes 32 seconds West (measured) a distance of 1273.37 feet (deed) 1273.24 feet (measured) to the point of beginning.

**Parcel 9: 16-6-23-0-000-006.001**

All that part of the Northeast 1/4 of the Southwest 1/4 of Section 23, Township 20 South, Range 1 East lying East and Northeast of County Road 51, situated in Shelby County, Alabama.

**Parcel 10: 16-6-23-0-000-006.003**

A parcel of land situated in the Northwest 1/4 of Southeast 1/4 of Section 23, Township 20 South, Range 1 East, Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of said Northwest 1/4 of Southeast 1/4 and run thence Northerly along the West boundary of said Quarter-Quarter Section 520.90 feet to point of

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beginning of the lot herein described and conveyed; thence continue North along the West line of said Quarter-Quarter Section a distance of 210 feet; thence turn an angle of 90 degrees to the right and run thence a distance of 420 feet to a point; thence turn an angle of 90 degrees to the right and run a distance of 210 feet to a point; thence turn an angle of 90 degrees to the right and run for a distance of 420 feet to point of beginning.

Also, an easement for a driveway described being a strip 20-feet in width and lying South and East of a line described as:

Commence at the Southwest corner of the Northwest 1/4 of Southeast 1/4 Section 23, Township 20 South, Range 1 East; thence run North along West line of said 1/4 - 1/4 Section a distance of 233.09 feet to point of beginning; thence turn angle of 53 degrees 10 minutes to the right and run a distance of 215.96 feet; thence turn an angle of 23 degrees 58 minutes to the left and run a distance of 181.41 feet to point of ending.

Parcel 11: 16-6-23-0-000-006.004

All that part of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 20 South, Range 1 East lying East of County Road 61 and County Road 443, situated in Shelby County, Alabama.

Parcel 12: 16-7-26-0-000-006.003

A parcel of land lying in the S 1/2 of Southeast 1/4 of Northwest 1/4 and the S 1/2 of Southwest 1/4 of Northwest 1/4, Section 26, Township 20 South, Range 1 East, Shelby County, Alabama, more particularly described as follows:

Begin at the Northeast corner of the South 1/2 of the Southeast 1/4 of the Northwest 1/4, Section 26, Township 20 South, Range 1 East; thence run South along the East line of said 1/2-1/4-1/4 Section a distance of 320.00 feet, to the point of beginning; thence continue in the same direction a distance of 322.00 feet; thence turn a deflection angle of 90 degrees 46 minutes 55 seconds to the right and run a distance of 1317.10 feet; thence turn a deflection angle of 86 degrees 15 minutes 16" to the right and run a distance of 100.65 feet; thence turn a deflection angle of 86 degrees 32 minutes 19" to the left and run a distance of 230.27 feet to the East margin of a paved county road; thence turn a deflection angle of 87 degrees 29 minutes 13" to the right and run along said road margin a distance of 107.59 feet; thence turn a deflection angle of 23 degrees 39 minutes 07 seconds to the right and continue along the margin of said road a distance of 107.48 feet; thence turn a deflection angle of 68 degrees 34 minutes 55 seconds to the right and run a distance of 1489.61 feet to the point of beginning.

Parcel 13: 16-7-26-0-000-006.002

A parcel of land lying in the South 1/2 of Southeast 1/4 of Northwest 1/4 and the South 1/2 of Southwest 1/4 of Northwest 1/4, Section 26, Township 20 South, Range 1 East, Shelby County, Alabama, more particularly described as follows:

Begin at the Northeast corner of the South 1/2 of the Southeast 1/4 of the Northwest 1/4, Section 26, Township 20 South, Range 1 East; thence run South along the East line of said 1/2-1/4-1/4 Section a distance of 320.00 feet; thence turn a deflection angle of 90 degrees 13 minutes 07 seconds to the right and run a distance of 1489.61 feet, to the East margin of a paved county highway; thence turn a deflection angle of 111 degrees 40 minutes 05 seconds to the right and run along said highway a distance of 370.69 feet; thence turn a deflection angle of 158 degrees 09 minutes 18 seconds to the right and run a distance of 30.00 feet, to the North line of said 1/2-1/4-1/4 Section; thence turn a deflection angle of 90 degrees 03 minutes 23 seconds to the left and run along the North line of said 1/2-1/4-1/4 Section a distance of 1351.44 feet to the point of beginning.

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**Parcel 14: 16-7-26-0-000-004.002**

A parcel of land lying in the North 1/2 of Southeast 1/4 of Northwest 1/4 and the North 1/2 of Southwest 1/4 of Northeast 1/4, Section 26, Township 20 South, Range 1 East, Shelby County, Alabama, more particularly described as follows:

Commencing at the Southwest corner of the East half of the Northeast Quarter of the Northwest Quarter of Section 26, Township 20 South, Range 1 East; thence South 00 degrees 00 minutes 31 seconds East a distance of 68.78 feet to the point of beginning; thence South 00 degrees 00 minutes 00 seconds East a distance of 593.09 feet to a point; thence North 89 degrees 57 minutes 22 seconds east a distance of 675.74 feet to the East line of the Southeast Quarter of the Northwest Quarter of Section 26; thence North 45 degrees 30 minutes 07 seconds East a distance of 848.30 feet to a point; thence South 89 degrees 54 minutes 39 seconds West a distance of 1280.91 feet to the point of beginning.

Together with rights title and interest in and to that certain easement for in that certain easement granted in Instrument 20121030000416310, in the Probate Office of Shelby County, Alabama.

**Parcel 15: 16-6-23-0-000-006.000**

The Southeast 1/4 of the Northwest 1/4 and all that part of the Southwest 1/4 of the Northwest 1/4, lying East of Wilsonville-Westover Road (County Road 51) in Section 23, Township 20 South, Range 1 East, situated in Shelby County, Alabama.

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REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1  
Grantor Name: Susan A. Hall Date of Sale: April 26th, 2021Error! Switch argument not specified.  
Mailing Address: 2810 County Road 56  
Wilsonville, Alabama, 35186

Property Address: 2810 County Road 56 Actual Value: \$250,000  
Wilsonville, Alabama, 35186

Grantee Name: Tom E. Stevens  
Mailing Address: 3859 South Cove Drive, Mountain Brook, Alabama 35213  
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 \_\_\_\_\_ Appraisal  
\_\_\_\_ Sales Contract \_\_\_\_\_ Other \_\_\_\_\_  
XX 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 Section 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 Section 40-22-1 (h).

Date: April 26th, 2021 Print: \_\_\_\_\_  
\_\_\_\_ Unattested \_\_\_\_\_ Sign: \_\_\_\_\_  
(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  
04/30/2021 09:52:30 AM  
\$52.00 CHERRY  
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Allen S. Bayl