

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
3859 South Cove Drive
Birmingham, AL 35213

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **EIGHT HUNDRED FIFTY THOUSAND AND 00/100 Dollars (\$850,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, I,

Susan A. Hall, an unmarried woman

(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

\$1,250,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.
Susan M. Hall is the surviving grantee of the deed recorded in Instrument 20180703000236750; the other grantee James M. Hall, Jr. died on March 16, 2019.

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, I have set my hand and seal, this 22nd day of September,

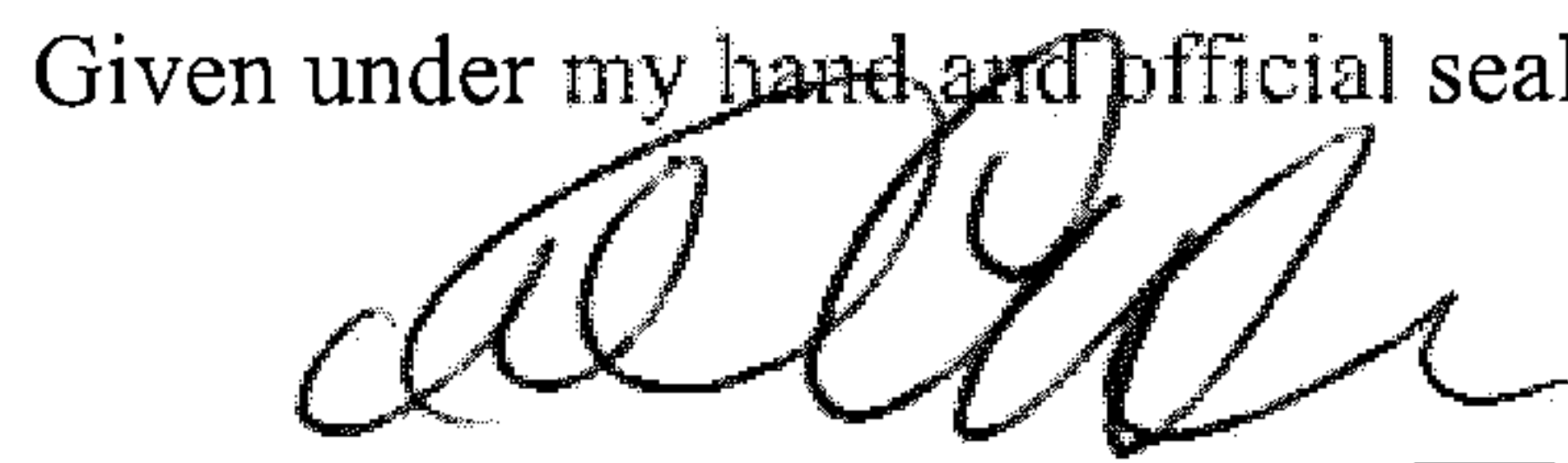
2021


Susan A. Hall

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and 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 22nd day of September, 2021.


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

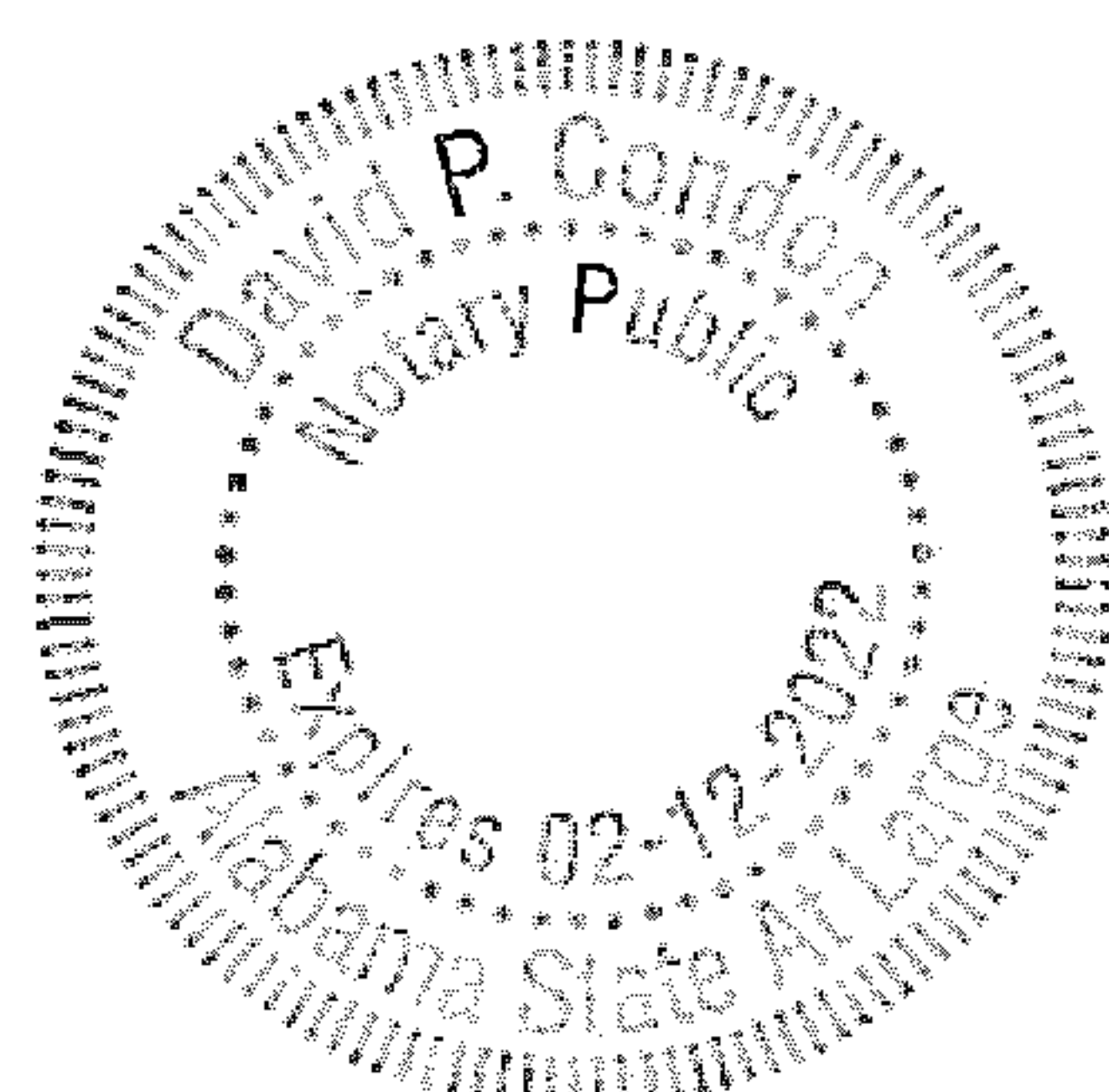


Exhibit "A"
Property Description

Parcel 16: 16-5-22-0-000-008.000

The East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 23, Township 20 South, Range 1 East, situated in Shelby County, Alabama.

Parcel 17: 16-8-27-0-000-001.002

The West 210 feet of the South 630 feet of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 27, Township 20 South, Range 1 East, situated in Shelby County, Alabama.

Parcel 18: 16-8-27-0-000-001.003

The West 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 27, Township 20 South, Range 1 East, situated in Shelby County, Alabama.

Also, One half acre off of the East side of the Northwest 1/4 of the Northeast 1/4 of Section 27, Township 20 South, Range 1 East, situated in Shelby County, Alabama.

Less and Except

The West 210 feet of the South 630 feet of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 27, Township 20 South, Range 1 East, situated in Shelby County, Alabama.

Parcel 19: 16-8-27-0-000-001.001

The West 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 27, Township 20 South, Range 1 East, situated in Shelby County, Alabama.

Also, 30 acres off the North side of the Southeast 1/4 of the Northeast 1/4 of Section 27, Township 20 South, Range 1 East, situated in Shelby County, Alabama.

Parcel 20: 16-7-26-0-000-005.002

The South 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 26, Township 20 South, Range 1 East, and that portion of the South 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 20 South, Range 1 East lying West of Shelby County Highway No. 443, situated in Shelby County, Alabama.

Parcel 21: 16-7-26-0-000-005.001

Tract A

The North 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 26, Township 20 South, Range 1 East, and that portion of the North 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 20 South, Range 1 East lying West of Shelby County Highway No. 443, situated in Shelby County, Alabama.

Tract B

That portion of the South 1/2 of the Southwest 1/4 of Section 23, Township 20 South, Range 1 East, lying Southeast of Shelby County Highway No. 61 and West of Shelby County Highway No. 443, situated in Shelby County, Alabama.

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ALTA Commitment for Title Insurance 8-1-16 - Exhibit A



File No.: 8525R-21

EXHIBIT A
(Continued)

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Tract C

That portion of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 26, Township 20 South, Range 1 East lying East of Shelby County Highway No. 443, situated in Shelby County, Alabama.

Less and Except

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.

Tract D

The North 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 26, Township 20 South, Range 1 East, and that portion of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 26, Township 20 South, Range 1 East lying West of Shelby County Highway No. 443, situated in Shelby County, Alabama.

Less and Except

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 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.

Less and Except

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

Begin at the Northwest corner of the South 1/2 of SW 1/4 of Northwest 1/4, Section 26, Township 20 South, Range 1 East; thence run East along the North line of said 1/2-1/4-1/4 Section a distance of 721.44 feet;

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ALTA Commitment for Title Insurance 8-1-16 - Exhibit A



File No.: 8525R-21

EXHIBIT A
(Continued)

thence turn a deflection angle of 90 degrees 00 minutes 00 seconds to the left and run a distance of 210.00 feet; thence turn a deflection angle of 90 degrees 00 minutes 00 sec to the right and run a distance of 420.00 feet; thence turn a deflection angle of 90 degrees 00 minutes 00 seconds to the right and run a distance of 180.00 feet; thence turn a deflection angle of 90 degrees 00 minutes 00 seconds to the left and run a distance of 180.00 feet to the West margin of a paved county road; thence turn a deflection angle of 111 degrees 38 minutes 00 seconds to the right and run along said road margin a distance of 86.01 feet; thence turn a deflection angle of 68 degrees 22 minutes 00 seconds to the right and run a distance of 517.12 feet; thence turn a deflection angle of 89 degrees 54 minutes 07 seconds to the left and run a distance of 571.46 feet; thence turn a deflection angle of 90 degrees 53 minutes 14 seconds to the right and run a distance of 535.00 feet; thence turn a deflection angle of 67 degrees 52 minutes 44 seconds to the right and run a distance of 656.42 feet, to the point of beginning.

Tract E

A portion of the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 26, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Begin at the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 26 and run North along the Section line for 660 feet; thence South 22 1/2 degrees East for 444 feet to a corner on the East Bank of a branch known as Spearman Branch; thence up said branch in a Northwest direction to the West line of Section 26; thence North along said section line for 432 feet to the point of beginning.

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ALTA Commitment for Title Insurance 8-1-16 - Exhibit A

File No.: 8525R-21



Real Estate Sales Validation Form

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

Grantor's Name	Susan A. Hall	Grantee's Name	Tom E. Stevens
Mailing Address	2810 County Rd 56 Wilsonville, AL 35186	Mailing Address	3859 South Cove Drive Birmingham, AL 35213
Property Address	2810 County Rd 56 Wilsonville, AL 35186	Date of Sale	September 22, 2021
		Total Purchase Price	\$850,000.00
		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)

<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.

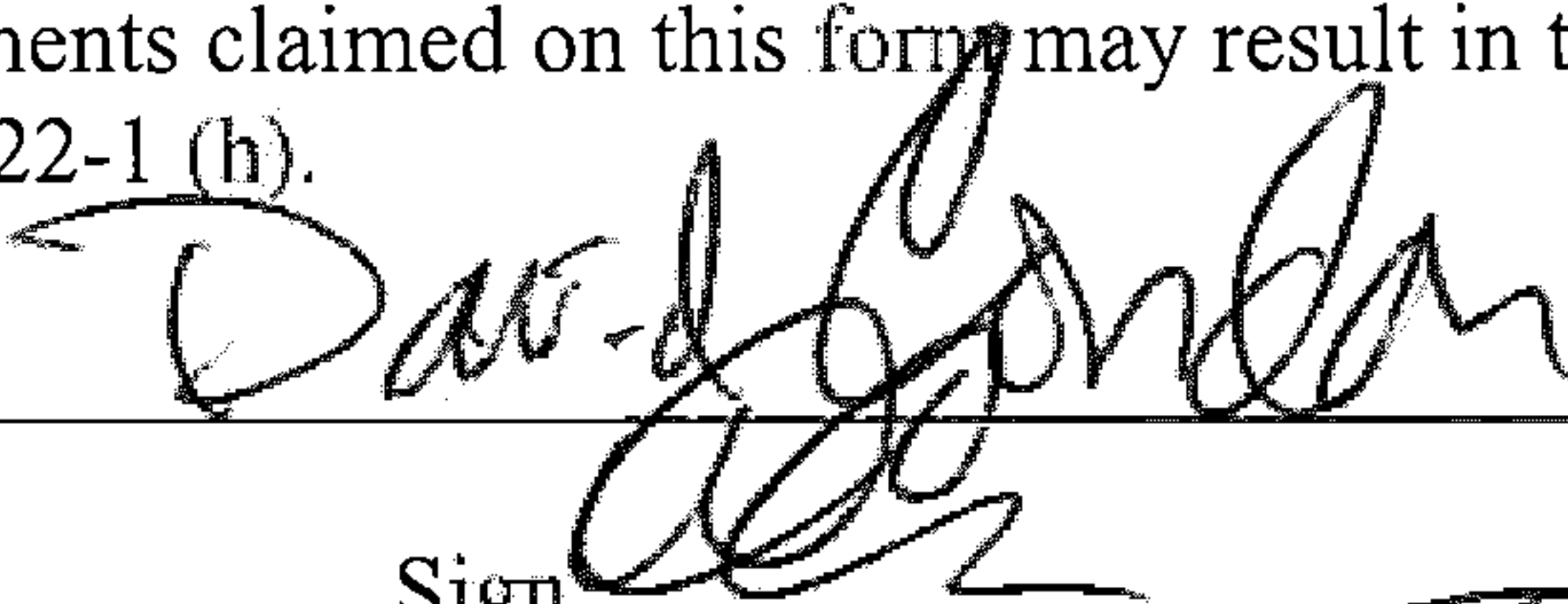
Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

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	Print	Signature
		
<input type="checkbox"/> Unattested	(verified by)	Sign (Grantor/Grantee/ Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/29/2021 02:26:04 PM
\$35.00 JOANN
20210929000475790

Allen S. Bayl