

**SEND TAX NOTICE TO:**

Eric P. Fort and Carolyn M. Fort  
712 Bailey Brook Circle  
Hoover, AL 35244

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **THREE HUNDRED SEVENTY SEVEN THOUSAND AND 00/100 (\$377,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Jacob L. Kepins and Theresa A. Kepins, husband and wife**, whose address is 8417 N. Delmar, Fresno, CA 93711 (hereinafter "Grantor", whether one or more), by **Eric P. Fort and Carolyn M. Fort**, whose address is 712 Bailey Brook Circle Hoover AL. 35244 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Eric P. Fort and Carolyn M. Fort, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **712 Bailey Brook Circle, Hoover, AL 35244 to-wit:**

**Lot 49, Riverchase West-Dividing Ridge as recorded in Map Book 6, Page 108, in the Probate Office of Shelby County, Alabama.**

**Also, begin at the Southeast corner of Lot 49, Riverchase West-Dividing Ridge as recorded in Map Book 6, Page 108, in the Probate Office of Shelby County, Alabama, and run in a Northerly direction along the East line of Lot 49 for a distance of 82.77 feet; thence turn an angle right of 154 degrees 40 minutes and run in a Southeasterly direction for a distance of 15 feet; thence turn and angle right of 25 degrees 20 minutes and run in a Southerly direction for a distance of 69.12 feet to a point on the North right of way of Bailey Brook Circle; thence run in a Westerly Direction along the North right of way for a distance of 6.42 feet to the point of beginning.**

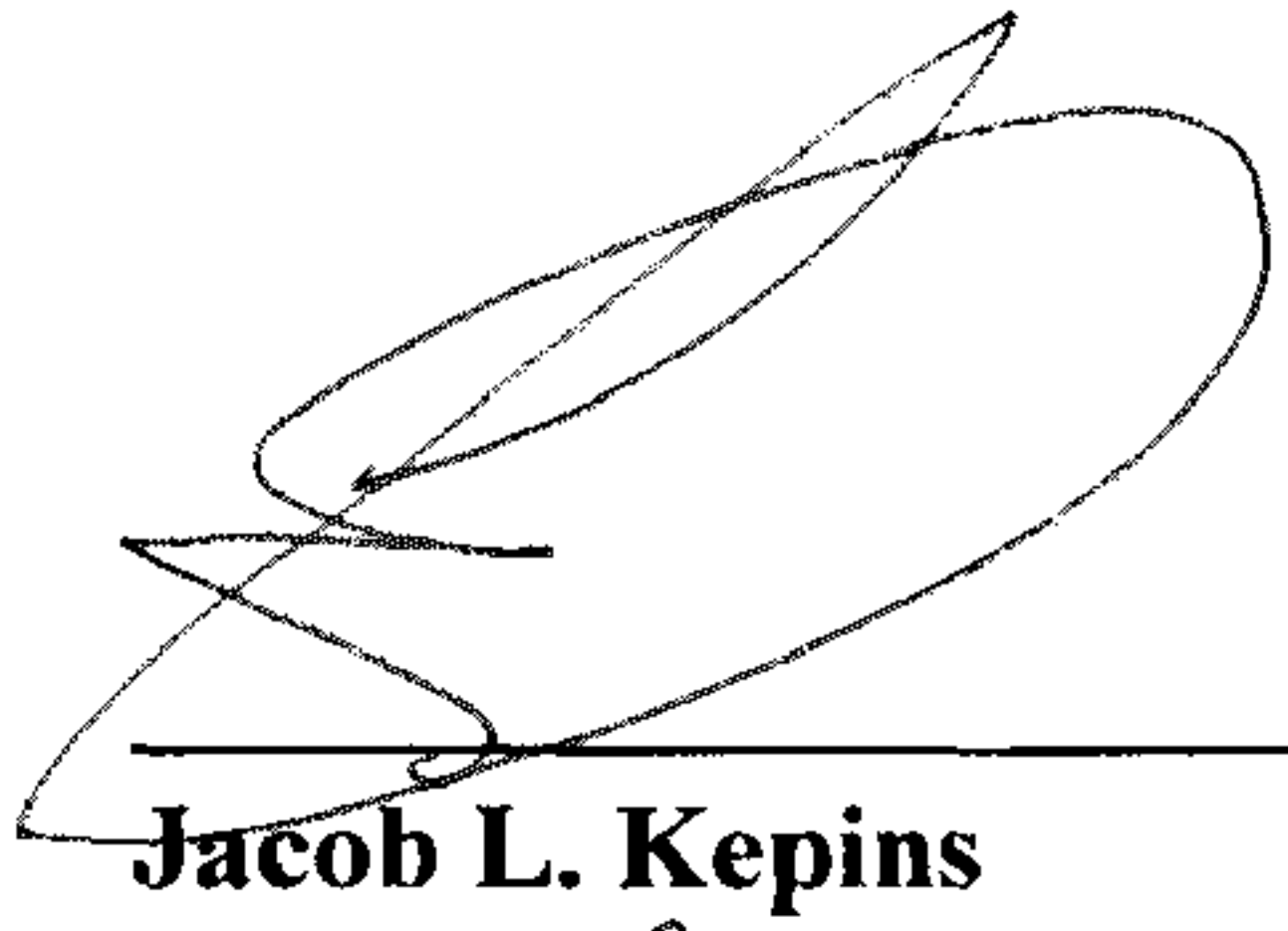
**Less and Except: begin at the Northeast corner of Lot 49 Riverchase West Dividing Ridge as recorded in Map Book 6, Page 108, in the Probate Office of Shelby County, Alabama, and run in a Southerly direction along the East line of Lot 49 for a distance of 76.53 feet; thence turn an angle right of 154 degrees 40 minutes and run in a Northwesterly direction for a distance of 15 feet; thence turn an angle right of 25 degrees 20 minutes and turn in a Northerly direction for a distance of 63.01 feet to a point on the North line of Lot 49; thence turn an angle right of 90 degrees 19 minutes and run in an Easterly direction for a distance of 6.42 feet to the point of beginning.**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

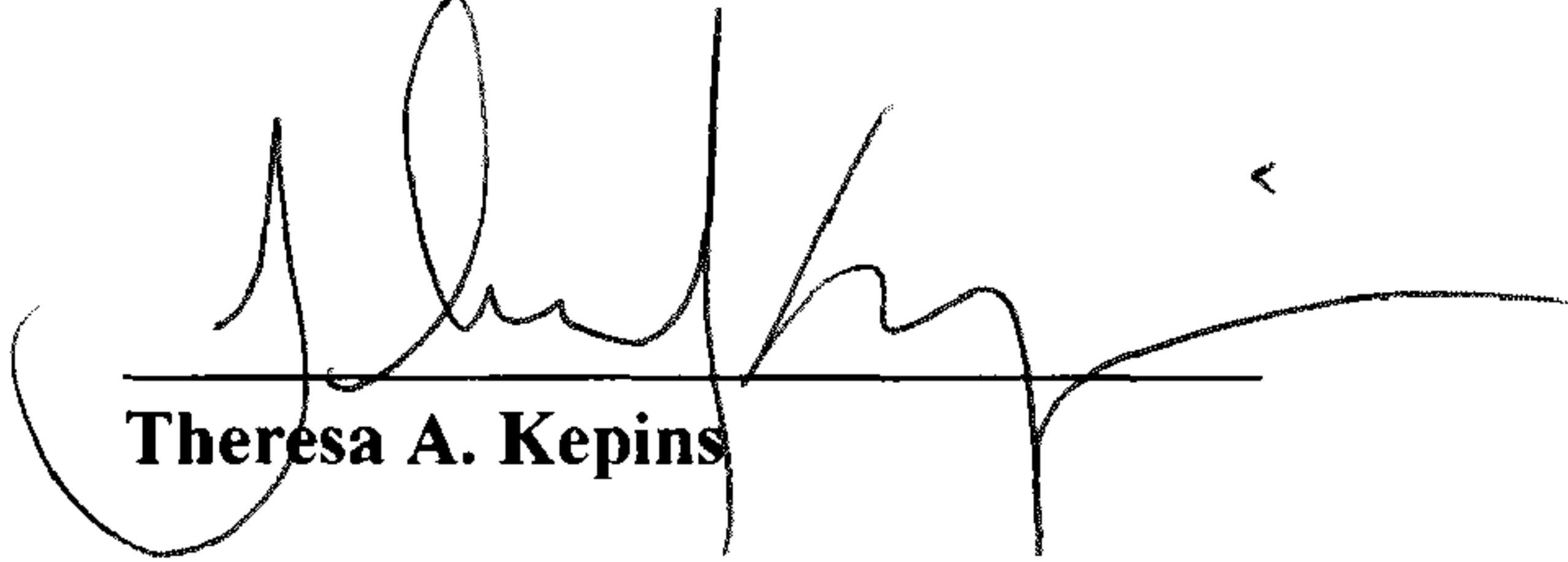
Subject to a third-party mortgage in the amount of \$177,000.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, Grantor has set their signature and seal on this 25th day of April, 2023.



**Jacob L. Kepins**

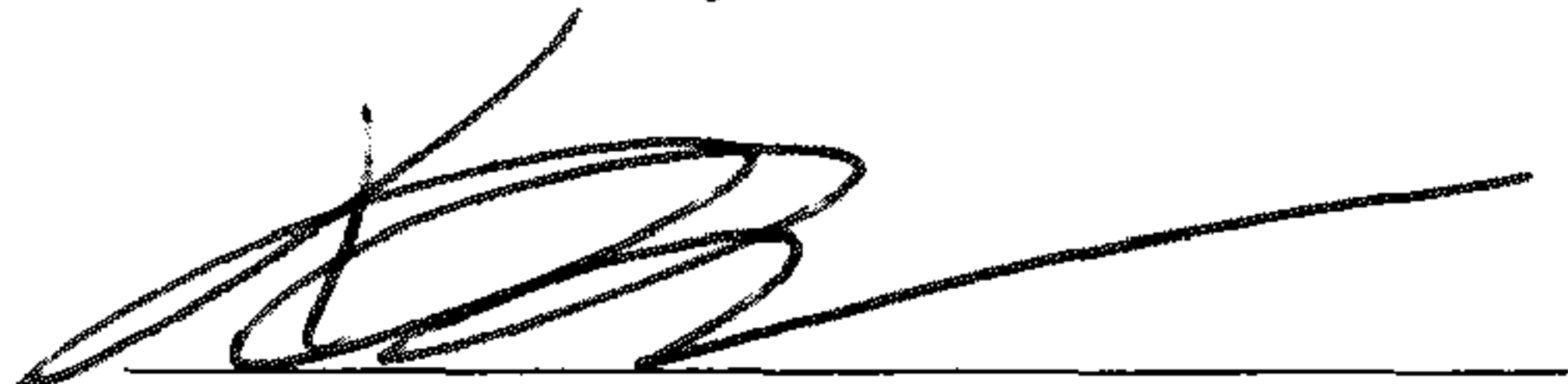


**Theresa A. Kepins**

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Jacob L. Kepins and Theresa A. Kepins whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of April, 2023.



Notary Public: Kenneth B. St. John  
My Commission Expires: 10/13/2026

