

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

Send tax notice to:  
Tom Eli Stevens  
3859 South Cove Drive  
Mountain Brook, AL 35213

WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY                      KNOW ALL MEN BY THESE PRESENTS

That in consideration of **TWO HUNDRED SIXTY SIX THOUSAND AND 00/100 Dollars (\$266,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, I,

**Robert Shane Wheeler, a married man**

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

**Tom Eli Stevens**

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

That part of the North 1/2 of the Southwest 1/4 of Section 26, Township 20 South, Range 1 East, lying South of Shelby County Highway No. 56, and East of Spearman Branch, described as follows:  
Begin at the SW corner of the NE 1/4 of the SW 1/4 of Section 26, Township 20 South, Range 1 East; thence East, along the South line of said 1/4-1/4 Section for a distance of 160.00 feet to the center of Shelby County Highway No. 56; thence along the centerline of Highway No. 56, the following bearings and distances: North 68 degrees 01 minutes 58 seconds West for a distance of 49.33 feet; North 58 degrees 48 minutes 47 seconds West, for a distance of 46.23 feet; North 50 degrees 35 minutes 37 seconds West for a distance of 44.11 feet; North 49 degrees 05 minutes 52 seconds West for a distance of 294.19 feet; North 48 degrees 27 minutes 50 seconds West for a distance of 132.49 feet; North 48 degrees 11 minutes 49 seconds West for a distance of 259.67 feet; North 49 degrees 04 minutes 22 seconds West for a distance of 57.95 feet; North 54 degrees 34 minutes 39 seconds West for a distance of 52.02 feet; North 64 degrees 04 minutes 32 seconds West for a distance of 28.60 feet; North 77 degrees 34 minutes 33 seconds West for a distance of 60.00 feet; North 81 degrees 04 minutes 33 seconds West for a distance of 70.00 feet; North 62 degrees 00 minutes 00 seconds West for a distance of 100.00 feet; North 04 degrees 25 minutes; 43 seconds West for a distance of 90.13 feet to the center line of Spearman Branch; thence along the centerline of Spearman Branch, the following bearings and distances, South 00 degrees 02 minutes 37 seconds East for a distance of 58.00 feet; North 71 degrees 36 minutes 31 seconds West for a distance of 63.25 feet; South 5 degrees 40 minutes 01 seconds West for a distance of 50.25 feet; South 58 degrees 49 minutes 33 seconds West for a distance of 29.15 feet; South 21 degrees 24 minutes 49 seconds East for a distance of 123.49 feet; South 61 degrees 20 minutes 27 seconds East for a distance of 99.14 feet; South 42 degrees 48 minutes 43 seconds East for a distance of 54.49 feet; South 26 degrees 19 minutes 20 seconds West for a distance of 128.35 feet; South 34 degrees 03 minutes 45 seconds East for a distance of 48.26 feet; South 43 degrees 28 minutes 06 seconds West for a distance of 108.93 feet; South 67 degrees 42 minutes 35 seconds East for a distance of 200.00 feet; South 66 degrees 18 minutes 20 seconds West for a distance of 52.40 feet; South 00 degrees 02 minutes 35 seconds East for a distance of 47.37 feet to the South line of the NW 1/4 of the SW 1/4 of said Section 26; thence East along the South line of said 1/4-1/4 Section for a distance of 781.00 feet to the Point of Beginning.

Subject to the right of way of Shelby County Highway No. 56.  
Subject to the existing 30-foot easement for a private driveway.

\$226,100.00 of the proceeds come from a mortgage recorded simultaneously herewith.  
The property described above and conveyed herein is not the homestead of the grantor or his spouse.

Subject to:            (1)        2023 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 11th day of August, 2023

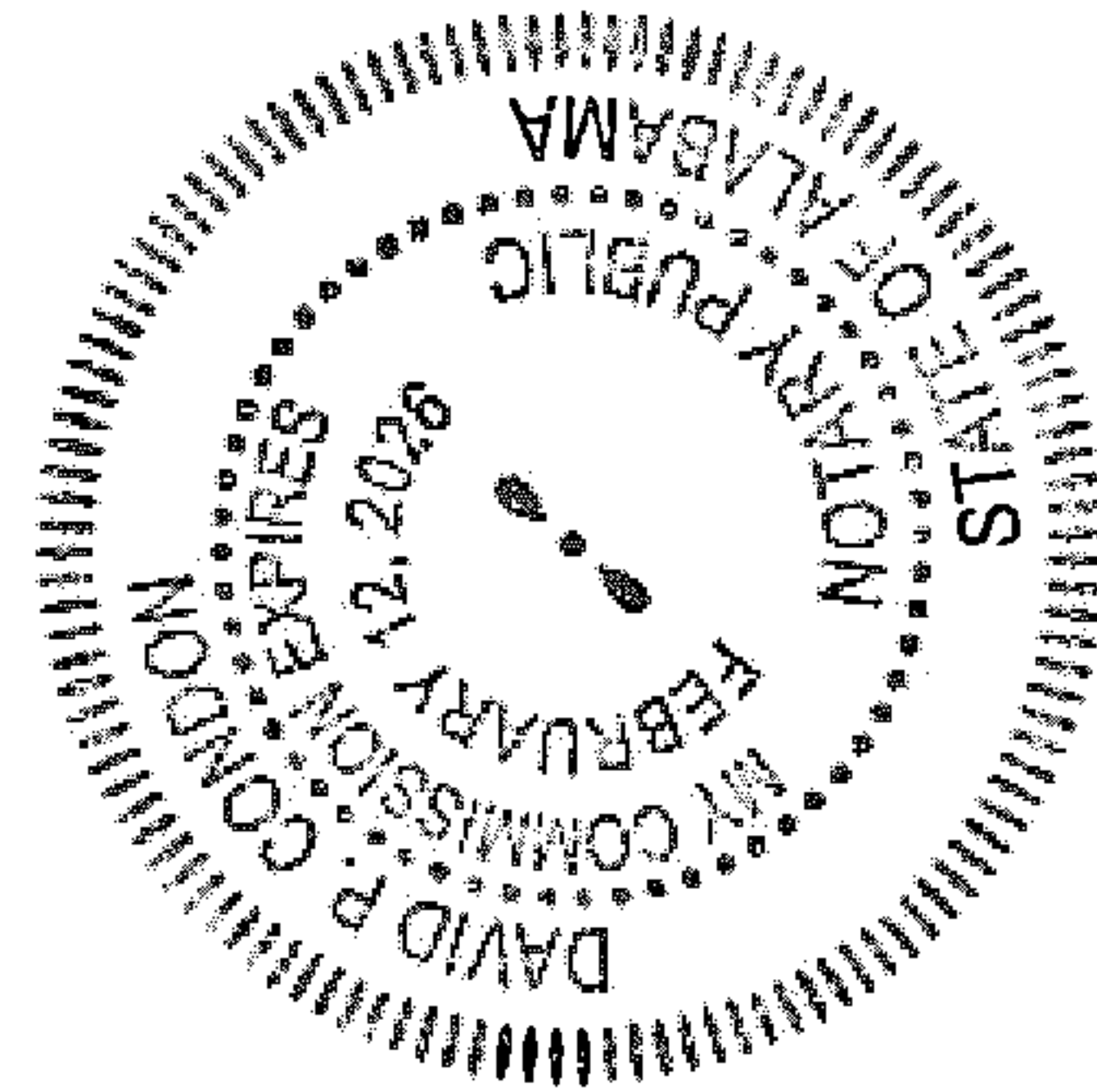
Robert S Wheeler  
Robert Shane Wheeler

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Robert Shane Wheeler 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 11th day of August, 2023.

David P. Condon  
Notary Public: David P. Condon  
My Commission Expires: 02.12.2026



# Real Estate Sales Validation Form

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

Grantor's Name Robert Shane Wheeler  
Mailing Address 189 King James Ct  
Alabaster, AL 35007

Grantee's Name	<u>Tom Eli Stevens</u>
Mailing Address	<u>3859 S Cove Dr.</u> <u>Mountain Brook, AL 35213-3803</u>

Property Address 2444 Highway 56  
Wilsonville, AL 35186

Date of Sale	August 11, 2023
Total Purchase Price	\$266,000.00
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

\_\_\_\_\_ Appraisal  
\_\_\_\_\_ Other:

### 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 8/11/23 Print David Conley  
 \_\_\_\_\_ Unattested \_\_\_\_\_ Sign [Signature]  
 (verified by) (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**  
**08/14/2023 08:05:24 AM**  
**\$68.00 JOANN**  
**20230814000243880**

Allin S. Bayal