

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:

**Patrick McLaughlin
2511 Ruffner Road
Birmingham, Alabama 35210**

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Seventy One Thousand Seven Hundred Fifty and 00/100 Dollars (\$71,750.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt and sufficiency of which is acknowledged,

T.E. Stevens Company, Inc.

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

Patrick McLaughlin, Patrick Weaver, and Tom Stevens

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

Lot B-182-B, according to a resubdivision of Lot B-182, Griffin Park at Eagle Point Sector 2, Phase 2C, as recorded in Map Book 57, Page 65, in the Probate Office of Shelby County, Alabama.

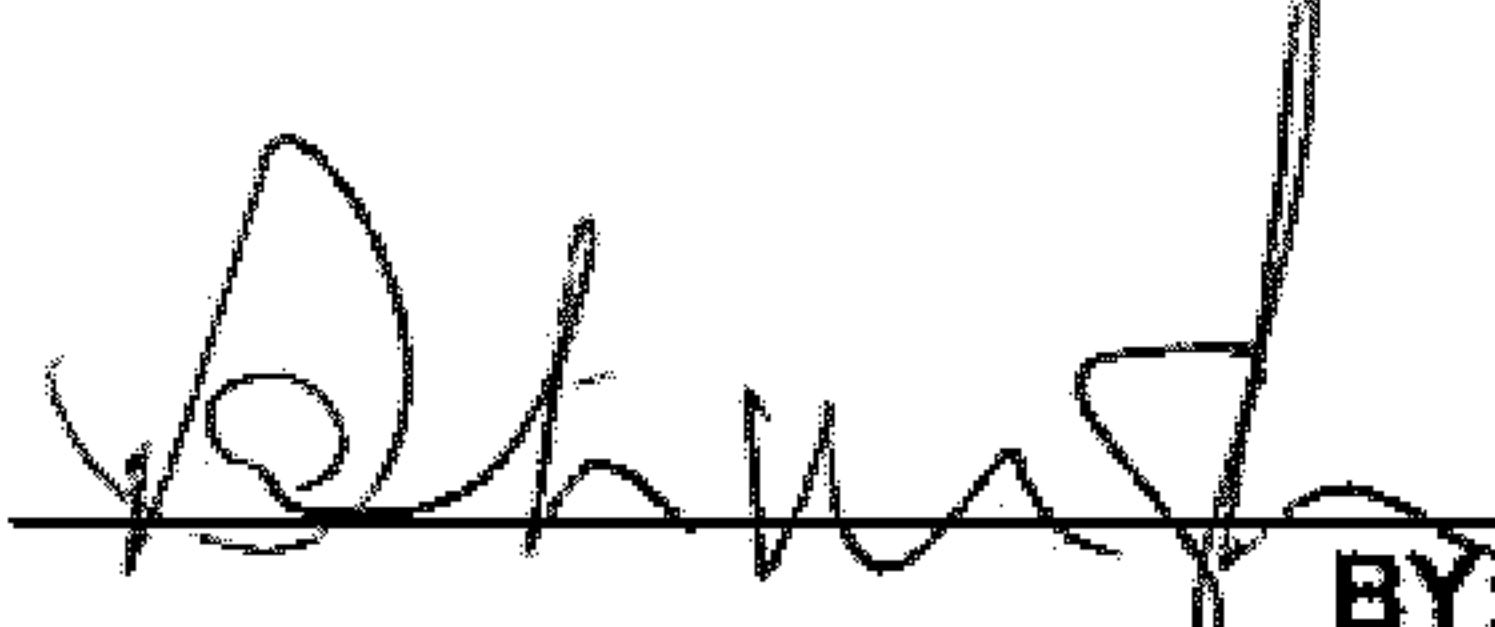
Subject to: (1) 2024 ad valorem taxes not yet due and payable;
 (2) all mineral and mining rights not owned by the Grantor; and
 (3) all easements, rights-of-way, restrictions, covenants and
 encumbrances of record.

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

And Grantor does for itself and for its successors and assigns covenant with Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this
20th day of October, 2023.

T.E. Stevens Company, Inc.



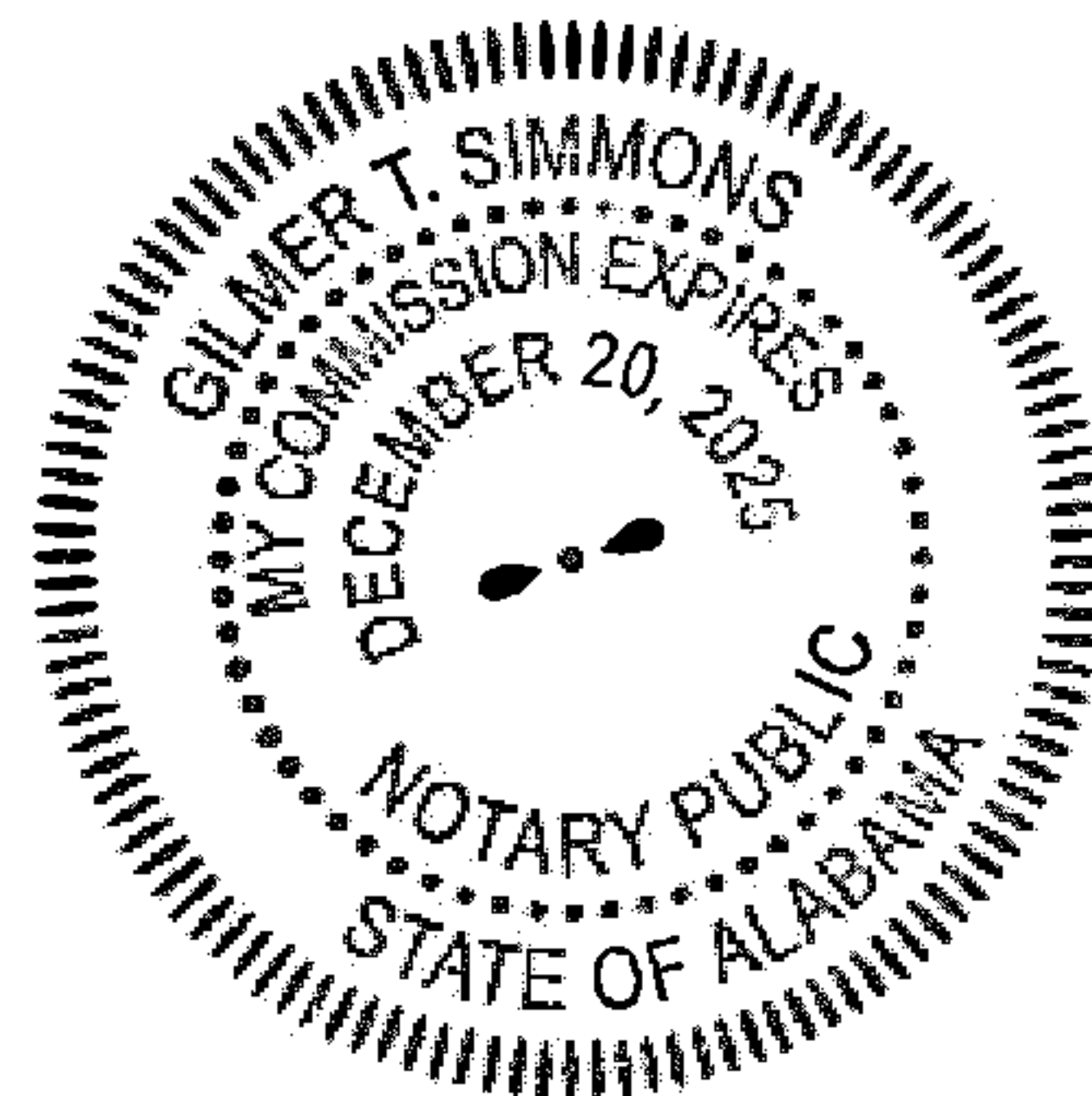
(Seal)
BY: Patrick McLaughlin
ITS: Chief Operating Officer

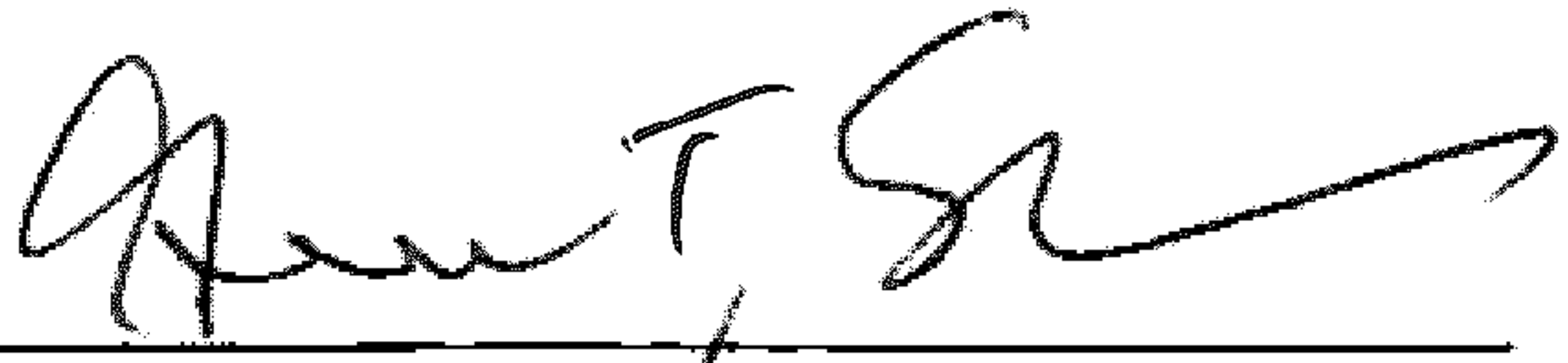
STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that
Patrick McLaughlin as Chief Operating Officer of T.E. Stevens Company, Inc., 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 and with full authority as such **Chief Operating Officer**, he
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **20th day of October, 2023.**





Notary Public

My Commission Expires: 12/20/2025

REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1
 Grantor Name: **T.E. Stevens Company, Inc.** Date of Sale: **October 20th, 2023**

Mailing Address: **4609 Eagle Wood Court**
Birmingham, Alabama, 35242

Total Purchase Price: **\$71,750.00**

Or

Actual Value: \$ _____

Or

Assessor's Market Value: \$ _____

Property Address: **4609 Eagle Wood Court**
Birmingham, Alabama, 35242

Grantee Name: **Patrick McLaughlin, Patrick Weaver & Tom Stevens**

Mailing Address: **2511 Ruffner Road**

Birmingham, AL 35210

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 _____

☒ 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: **10/20/2025**

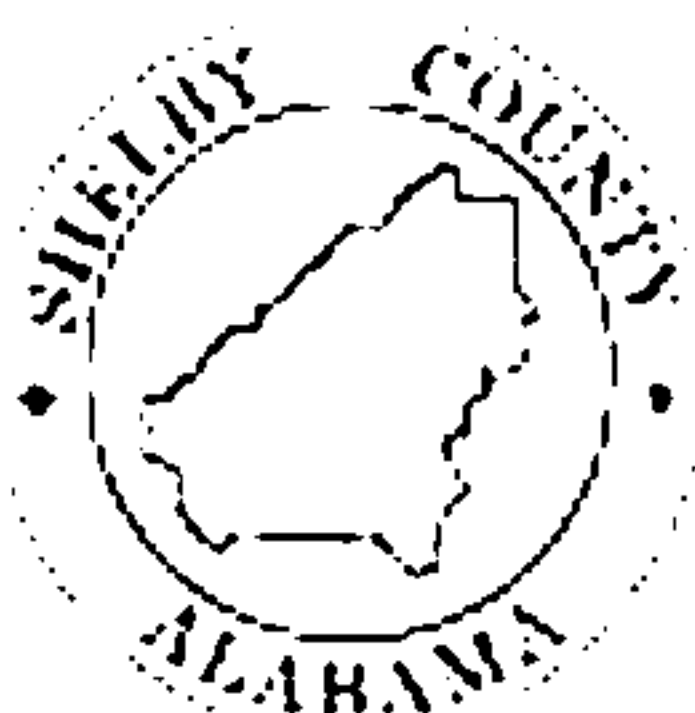
Print: Gilmer T. Simmon

☐ Unattested

Sign: [Signature]

(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
 10/24/2023 02:13:34 PM
 \$101.00 PAYGE
 20231024000313590

Allen S. Boyd