

Send tax notice to:
Stuart Raburn and Mary Anna Raburn
536 Castlebridge Lane
Birmingham, AL 35242

This instrument prepared by:
Charles A. J. Beavers, Jr.
Beavers Law, LLC
4301 Dolly Ridge Road
Birmingham, AL 35243

STATE OF ALABAMA)
 :
SHELBY COUNTY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

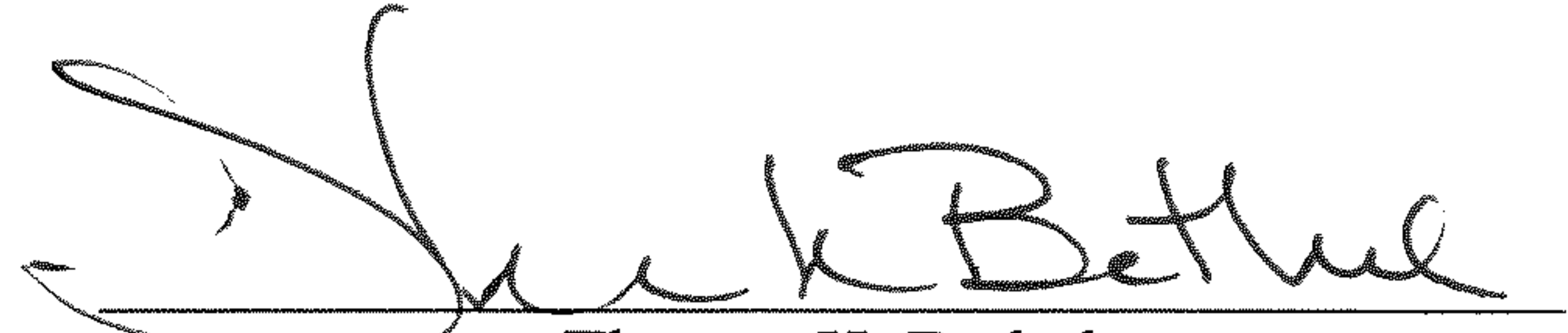
That in consideration of One Million Eight Hundred Thousand Dollars (\$1,800,000.00) in hand paid to **THERESA H. BETHEL**, an unmarried widow ("Grantor") by **STUART RABURN** and wife, **MARY ANNA RABURN** ("Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, subject to the matters hereinafter set forth, the real estate situated in Shelby County, Alabama, which is more particularly described on ***Exhibit A*** attached hereto.

Theresa H. Bethel is the surviving grantee under that certain deed dated May 4, 2020, and recorded as Instrument 20200506000178430 in the Office of the Judge of Probate of Shelby County, Alabama. Robert T. Bethel, the other grantee, is deceased, having died on or about September 21, 2022.

TO HAVE AND TO HOLD unto Grantees, as joint tenants with right of survivorship, their heirs and assigns forever; subject, however, to the matters set forth on ***Exhibit B*** attached hereto.

I do for myself, my heirs and assigns, covenant with Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances except as set forth hereinabove; that I have a good right to sell and convey the same as aforesaid; and that I will, and my heirs and assigns shall, warrant and defend the same to Grantees, their heirs and assigns forever against the lawful claims of all persons.

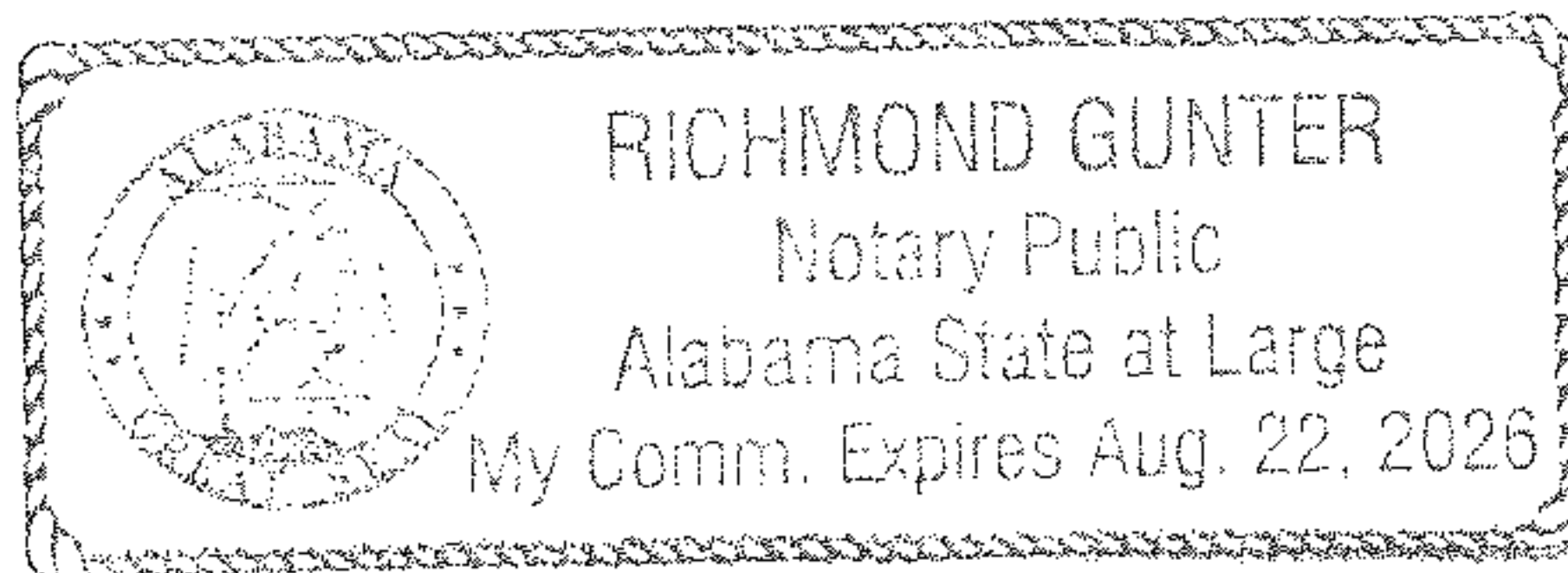
IN WITNESS WHEREOF, I have hereunto set our hands and seals on the 2nd day of May, 2024.



Theresa H. Bethel

STATE OF ALABAMA)
 :
LEE COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Theresa H. Bethel, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on the 2nd day of May, 2024.




Notary Public

[NOTARIAL SEAL]

My commission expires: 8/22/26

EXHIBIT A

LOT 1-E, ACCORDING TO THE SURVEY OF SADDLE CREEK ACRES, AS RECORDED IN MAP BOOK 14, PAGE 8, IN THE OFFICE OF JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

LESS AND EXCEPT:

A PARCEL OF LAND SITUATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 18 SOUTH, RANGE 1 WEST AND ALSO BEING A PART OF LOT 1-E IN SADDLE CREEK ACRES AS RECORDED IN MAP BOOK 14 ON PAGE 8, IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 5/8" REBAR LOCALLY ACCEPTED TO BE THE SOUTHWEST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE RUN NORTH ALONG THE WEST LINE OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 1,333.44 FEET TO A 5/8" REBAR AND CAP; THENCE TURN AN ANGLE TO THE RIGHT OF 89 DEGREES, 22 MINUTES, 24 SECONDS AND RUN IN AN EASTERLY DIRECTION ALONG THE NORTH LINE OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 1,321.06 FEET TO A 3/8" REBAR FOUND; THENCE TURN AN ANGLE TO THE RIGHT OF 90 DEGREES, 28 MINUTES, 00 SECONDS AND RUN IN A SOUTHERLY DIRECTION ALONG THE EAST LINE OF SAID QUARTER- QUARTER SECTION FOR A DISTANCE OF 923.72 FEET TO AN IRON PIN SET; THENCE TURN AN ANGLE TO THE RIGHT OF 114 DEGREES, 26 MINUTES, 19 SECONDS AND RUN IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 380.92 FEET TO AN IRON PIN SET; THENCE TURN AN ANGLE TO THE LEFT OF 21 DEGREES, 36 MINUTES, 56 SECONDS AND RUN IN A WESTERLY DIRECTION FOR A DISTANCE OF 69.01 FEET TO AN IRON PIN SET; THENCE TURN AN ANGLE TO THE RIGHT OF 25 DEGREES, 59 MINUTES, 52 SECONDS AND RUN IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 129.02 FEET TO AN IRON PIN SET; THENCE TURN AN ANGLE TO THE LEFT OF 83 DEGREES, 53 MINUTES, 42 SECONDS AND RUN IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 205.10 FEET TO AN IRON PIN SET; THENCE TURN AN ANGLE TO THE RIGHT OF 11 DEGREES, 54 MINUTES, 55 SECONDS AND RUN IN SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 139.64 FEET TO AN IRON PIN SET; THENCE TURN AN ANGLE TO THE LEFT OF 09 DEGREES, 01 MINUTES, 56 SECONDS AND RUN IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 477.66 FEET TO AN IRON PIN SET ON THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION; THENCE TURN AN ANGLE TO THE RIGHT OF 51 DEGREES, 39 MINUTES, 53 SECONDS AND RUN IN A WESTERLY DIRECTION ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 283.88 FEET TO THE POINT OF BEGINNING.

ALSO DESCRIBED AS FOLLOWS:

A PART OF LOT 1-E, ACCORDING TO THE SURVEY OF SADDLE CREEK ACRES, AS RECORDED IN MAP BOOK 14, PAGE 8, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 1E, ALSO BEING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST

QUARTER OF SECTION 22, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN NORTH 89 DEGREES 02 MINUTES 25 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 1E AND THE SOUTH LINE OF SAID QUARTER - QUARTER SECTION FOR 284.25 FEET TO FOUND CAPPED KB WEYGAND AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 02 MINUTES 25 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 1-E AND THE SOUTH LINE OF SAID QUARTER - QUARTER SECTION FOR 1040.62 FEET TO A FOUND 1/2" REBAR AT THE SOUTHEAST CORNER OF SAID LOT 1-E AND THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE RUN NORTH 00 DEGREES 26 MINUTES 56 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1E AND ALONG THE EAST LINE OF SAID QUARTER - QUARTER SECTION FOR 408.67 FEET TO A FOUND CAPPED KB WEYGAND; THENCE RUN NORTH 66 DEGREES 01 MINUTES 02 SECONDS WEST FOR 380.77 FEET TO A FOUND CAPPED KB WEYGAND; THENCE RUN NORTH 87 DEGREES 44 MINUTES 27 SECONDS WEST FOR 69.00 FEET TO A FOUND CAPPED KB WEYGAND ; THENCE RUN NORTH 61 DEGREES 42 MINUTES 18 SECONDS WEST FOR 129.29 FEET TO A FOUND CAPPED KB WEYGAND; THENCE RUN SOUTH 34 DEGREES 24 MINUTES 31 SECONDS WEST FOR 204.87 FEET TO A FOUND CAPPED KB WEYGAND; THENCE RUN SOUTH 46 DEGREES 21 MINUTES 56 SECONDS WEST FOR 139.56 FEET TO A FOUND CAPPED KB WEYGAND; THENCE RUN SOUTH 37 DEGREES 21 MINUTES 56 SECONDS WEST FOR 477.54 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 439,932 SQ. FT. OR 10.1 ACRES MORE OR LESS.

TOGETHER WITH the right of ingress and egress over, under and across the roadways and easement areas serving the subject real estate, including Saddle Creek Trail, pursuant to that certain Grant of Easements and Maintenance Obligation dated the 9th day of January, 1985, as recorded in Book 56, Page 783, in the Office of the Judge of Probate of Shelby County, Alabama, and pursuant to that certain Agreement With Respect To Establishment Of Certain Restrictions And Other Agreements And First Amendment To Declaration Of Restrictions recorded as Instrument #1998-32193 in said Probate Office, and as otherwise appurtenant to the subject real estate.

EXHIBIT B

1. Taxes for the year 2024, a lien not yet due and payable.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the subject real estate which have been previously severed from the surface, it being the intention of Grantor to convey, without warranty, such mineral and other subsurface interests to which Grantor has title.
4. Non-exclusive easement as set forth in Inst. No. 1999-01144.
5. Right-of-way granted to South Central Bell Telephone Company recorded in Book 149, Page 185 and Book 149, Page 196.
6. Right-of-way granted to Alabama Power Company recorded in Book 133, Page 557 and Book 133, Page 560.
7. Covenants, conditions, restrictions, and easements recorded in Real 56, Page 779; Right of First Offer recorded in Inst. No. 1995-21524, as amended in Inst. No. 1998-32193 and Inst. No. 2000-4912; said restrictions being modified by Inst. No. 20061018000517340.
8. Agreements in regard to road right of ways and rights of others to use Saddle Creek Trail and Saddle Creek Drive as defined in Grant of Easements and Maintenance Obligation as set out in Book 56, Page 783.
9. Declaration of Watershed Protective Covenants as recorded in Inst. No. 2000-17644. Assignment and Assumption Agreement relating thereto recorded in Inst. No. 2000-20625.
10. Right-of-way granted to Shelby County recorded in Inst. No. 20070515000225900.
11. Reservation of Easement recorded in Book 56, Page 810.
12. Covenants, conditions, restrictions, maintenance obligations and grant of easements recorded in Easement Agreement recorded in Inst. No. 2000-09746.
13. Covenants and Agreement recorded in Inst. No. 2000-23869.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Theresa H. Bethel
 Mailing Address _____
1912 Fairway Drive
Auburn, AL 36830

Grantee's Name Stuart Raburn and
 Mailing Address Mary Anna Raburn
536 Castlebridge Lane
Birmingham, AL 35242

Property Address 2715 Saddlecreek Trail
Birmingham, AL 35242

Date of Sale May 2, 2024
 Total Purchase Price \$ 1,800,000.00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/06/2024 02:54:54 PM
 S1837.00 BRITTANI
 20240506000132350



Allen S. Byrd

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 ☐ 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 § 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 May 2, 2024

Print Theresa H. Bethel

Sign *Theresa H. Bethel*

☐ Unattested _____
 (verified by)

Grantor