

Property Address:  
1205 Old Cahaba Trace  
Helena, AL 35080

Grantee's Address:  
1205 Old Cahaba Trace  
Helena, AL 35080

WARRANTY DEED

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of THREE HUNDRED TWENTY NINE THOUSAND AND 00/100 (\$329,000.00), and other good and valuable consideration in hand paid to Brendan S. Torrance and Ruth Braden Torrance FKA Ruth A. Braden, husband and wife (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by the Daniel G. Beckman (hereinafter referred to as "Grantee(s)"), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee(s), in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

The following described real estate situated in Shelby County, Alabama, to-wit:

Lot 346 according to the Survey of Old Cahaba Oak Ridge Sector, Third Addition as recorded in Map Book 27, Page 59, Shelby County, Alabama Records.

Tax Assessor's Parcel ID #: 134202003004000

Prior Deed Reference: Instrument # 20190812000291230

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.


\$323,040.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

For ad valorem tax purposes only, the address for the above described property is 1205 Old Cahaba Trace Helena, AL 35080.


TO HAVE AND TO HOLD unto said Grantee(s), and the heirs and assigns of said Grantee(s), in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee(s), for the Grantor(s), and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), Grantee's heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 9<sup>th</sup> of May, 2025.



Brendan S. Torrance



Ruth Braden Torrance

STATE OF ~~ALABAMA~~ *virginia*  
COUNTY OF ~~JEFFERSON~~ *Alexandria* (PF)

I, the undersigned Notary Public in and for said County and State, hereby certify that Brendan S. Torrance and Ruth Braden Torrance whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of May, 2025.



Notary Public

My Commission Expires: *09/30/2028*

PARIS AYNE'A FELS NOTARY PUBLIC Commonwealth of Virginia Registration No. 8112072 My Commission Expires Sept. 30, 2028
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DOCUMENT PREPARED BY:  
Jonathan Roper, esq.  
135 Gemini Circle, Ste 212  
Birmingham, AL 35209

AFTER RECORDING RETURN TO:  
Roper and Wilson, LLC  
135 Gemini Circle, Ste 212  
Birmingham, AL 35209

## Real Estate Sales Validation Form

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

Grantor's Name Brendan S. Torrance  
 Mailing Address 1205 Old Cahaba Trace  
Helena, AL 35080

Grantee's Name Daniel G. Beckman  
 Mailing Address 1205 Old Cahaba Trace  
Helena, AL 35080

Property Address 1205 Old Cahaba Trace  
Helena, AL 35080

Date of Sale May 8, 2025  
 Total Purchase Price \$329,000.00

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  
☐ Closing Statement  
☐ Appraisal  
☐ Other: \_\_\_\_\_

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).

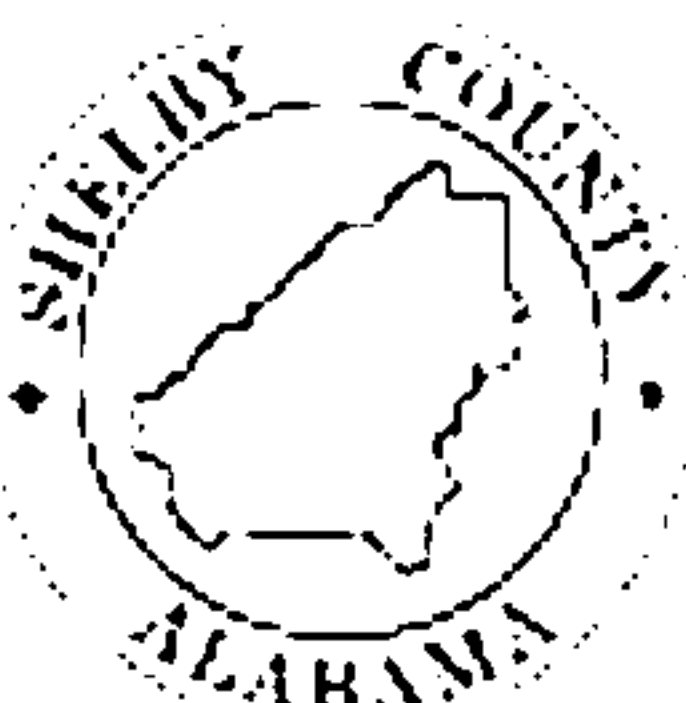
Date 5/9/25 Print Brendan Torrance

Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**05/15/2025 12:02:25 PM**  
**\$38.00 PAYGE**  
**20250515000148260**

Form RT-1

*Allen S. Bayl*