

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Jared Allen Revell and Bonny
Brooker Revell

4042 Camp Shore Dr
Sebring, FL 33875

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED EIGHTY FIVE THOUSAND AND 00/100 (\$285,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Michael Kalup Shotts, an unmarried man, and S & C Development LLC**, a(n) Alabama Limited Liability Company (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Jared Allen Revell and Bonny Brooker Revell** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together as joint tenants with rights of survivorship, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Commence at the Southeast corner of the Carrie Daly lot; thence South 84 deg. 00 min. East along the North boundary of Highway No. 25 for 189.00 feet; thence North 01 deg. 56 min, 47 sec. West for 619.50 feet to the point of beginning; thence North 81 deg. 32 min. 06 sec. East for 77.65 feet; thence North 05 deg. 56 min. 42 sec. East for 120.78 feet to the South boundary of County Highway No. 269; thence North 76 deg. 37 min. 57 sec. West for 152.73 feet; thence south 05 deg. 43 min. 04 sec. West for 179.25 feet; thence North 81 deg. 32 min. 06 sec. East for 77.99 feet to the point of beginning. Situated in the East 1/2 of the NE 1/4 of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama.

ALSO

A NON-EXCLUSIVE EASEMENT APPURTENANT, FOR INGRESS AND EGRESS USAGE ONLY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Begin at the NW corner of that certain property owned by Jeffery L. Williams, Carolyn Williams and Duane Williams, situated in the East 1/2, of the NE 1/4, Section 3, Township 24 N, Range 12 E, Shelby County, Alabama (as shown by Warranty Deed recorded in the Office of the Judge of Probate, Shelby County, Alabama, at Instrument Number 2006-0105000009590), said point being upon the South right-of-way line of Shelby County Road Number 216; thence proceed in a Southwesterly direction along the West boundary line of said Williams property, for

179.25 feet, more or less, to the SW corner of said Williams property; thence turn right and proceed along a line which runs on the same plane as the Southern boundary of said Williams property, for 20 feet; thence turn right and proceed Northeasterly along a line which is parallel to the West boundary line of said Williams property for 179.25 feet, more or less, to a point upon the Southerly right of way of said County Road 216; thence turn right and proceed Southeasterly along the Southern boundary of said right of way, for 20 feet, more or less, to the point of beginning of the hereinabove described easement, all being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors and assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

SIGNATURES APPEAR ON THE FOLLOWING PAGE.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 5th day of June, 2025.


Michael Kalup Shotts

STATE OF ALABAMA
Shelby COUNTY

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Michael Kalup Shotts**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 5th day of June, 2025.

Notary Public

My Commission Expires: 1/7/29

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 7, 2029

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 5th day of June, 2025.



S & C Development LLC, an Alabama Limited Liability Company

By: Shawn Callahan

Its: Managing Member

STATE OF ALABAMA
Shelby COUNTY

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Shawn Callahan, whose name as Managing Member of **S & C Development LLC**, a(n) Alabama Limited Liability Company, 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, he/she, as such and with full authority, executed the same voluntarily for and as the act of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 5th day of June, 2025.

Notary Public

My Commission Expires: 1/7/29

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 7, 2029

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

File#: E-7912

Grantor's Name Michael Kalup Shotts and S & C Development LLCGrantee's Name Jared Allen Revell and Bonny Brooker RevellMailing Address 2360 Timber Ln
Albester, AL 35007Mailing Address 4042 Camp Shore Dr,
McGester, AL 35007Property Address 150 Highway 216
Montevallo, AL 35118Date of Sale June 5, 2025Total Purchase Price \$285,000.00

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).

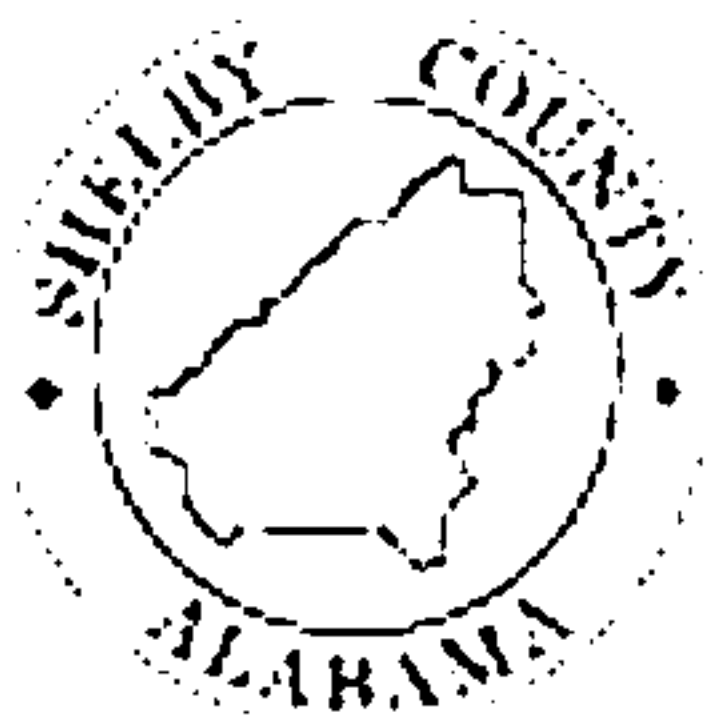
Date June 5, 2025

Print: Justin Smitherman

Unattested

Sign

(Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
(verified by)
Official Public Records

Judge of Probate, Shelby County Alabama, County
Clerk

Shelby County, AL

06/06/2025 12:20:37 PM

\$88.00 JOANN

20250606000174360

Form RT-1

Allen S. Bayel