

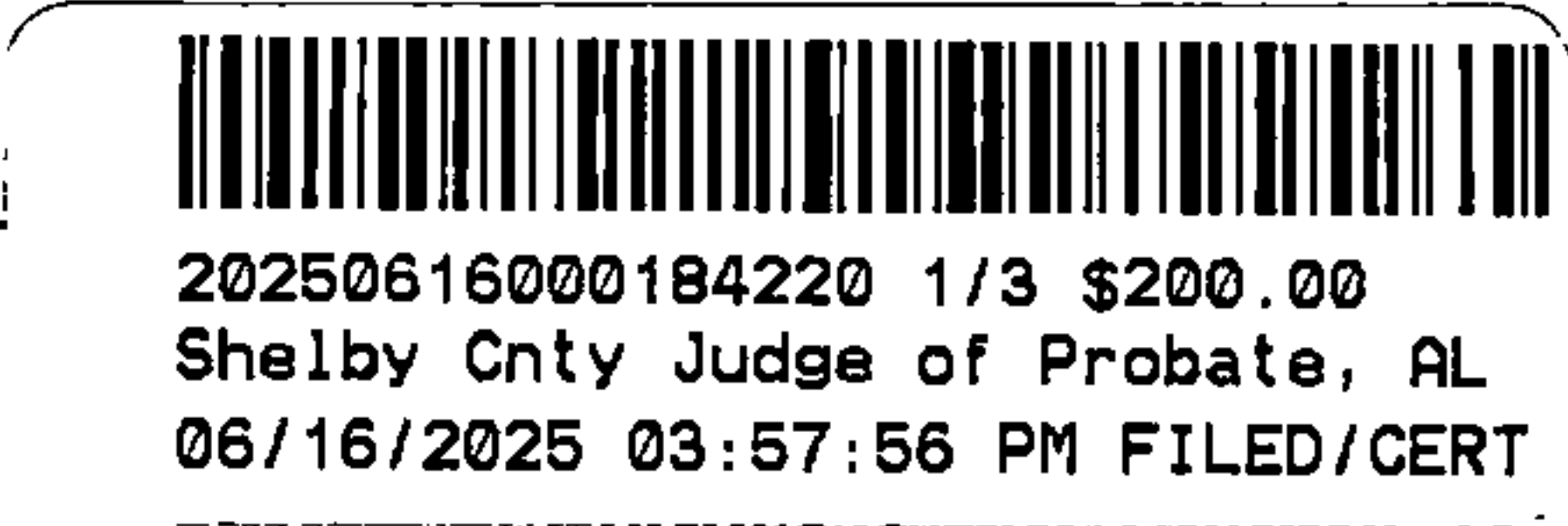
THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Angela Shepherd

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)



KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE SEVENTY ONE THOUSAND NINE HUNDRED DOLLARS AND ZERO CENTS (\$171,900.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Ruby Ann Behnke, a _____ woman (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Angela Shepherd (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

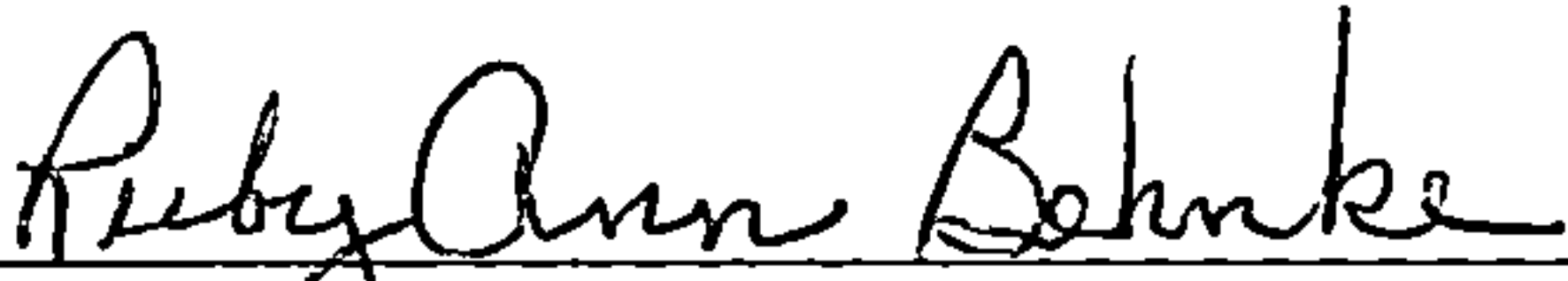
SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2025.
- 2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

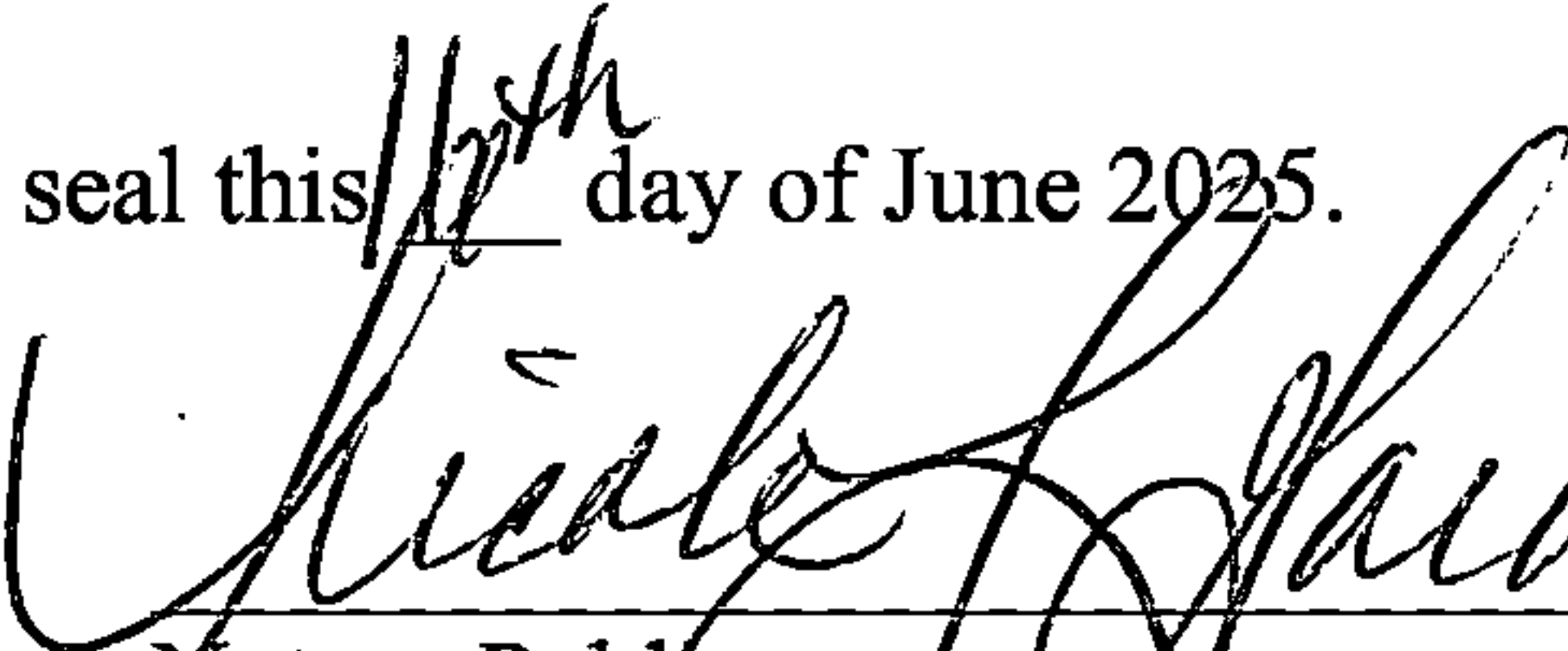
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 16th day of June 2025.

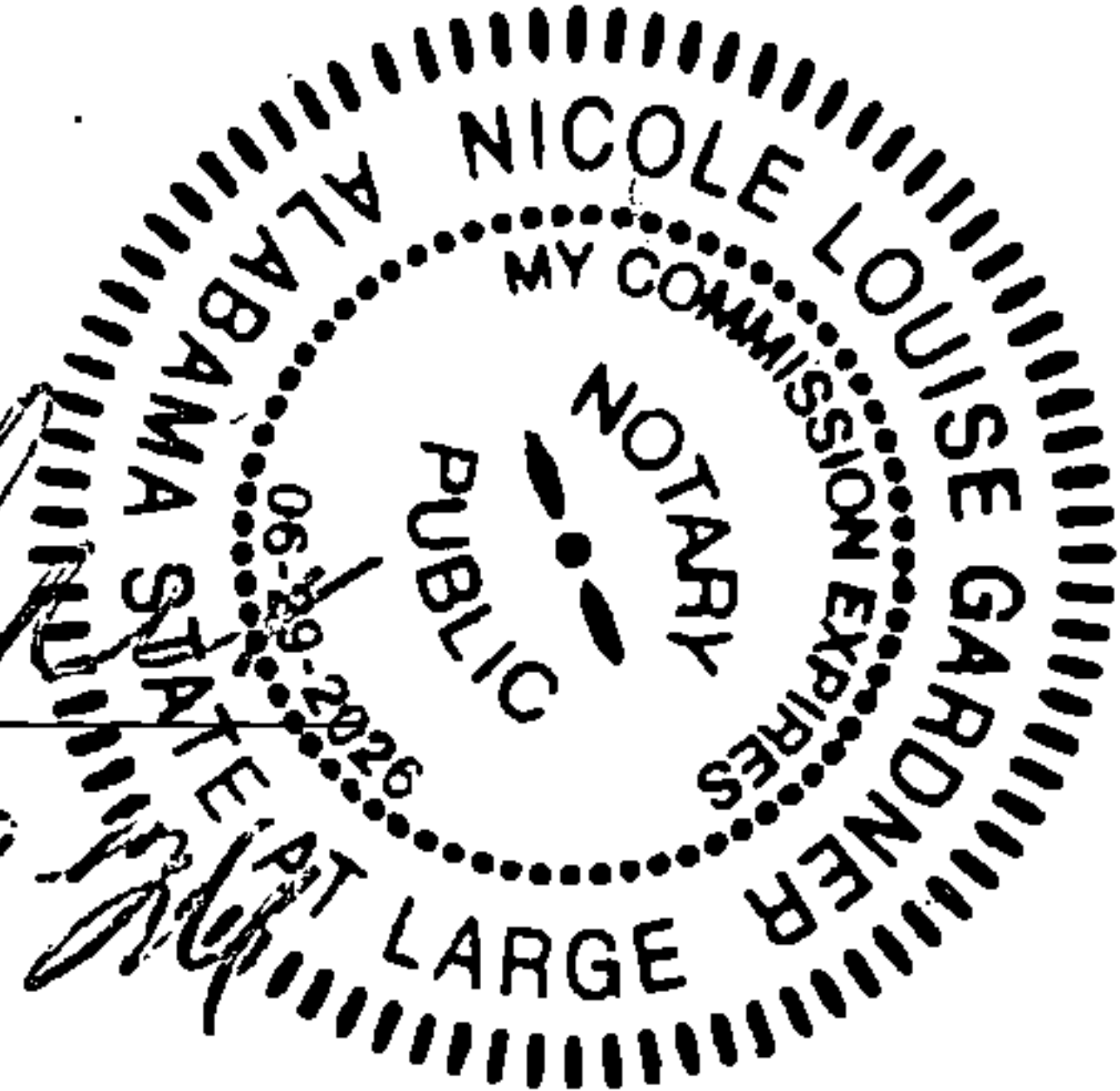

Ruby Ann Behnke

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Ruby Ann Behnke**, whose names 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of June 2025.


Notary Public
My Commission Expires: 6/29/2026

A circular notary seal for Nicole Louise Gardner, Notary Public, State of Alabama. The seal contains the text "NOTARY PUBLIC", "NICOLE LOUISE GARDNER", "STATE OF ALABAMA", and "MY COMMISSION EXPIRES 06/29/2026".



20250616000184220 2/3 \$200.00
Shelby Cnty Judge of Probate, AL
06/16/2025 03:57:56 PM FILED/CERT

EXHIBIT A—LEGAL DESCRIPTION

Commence at the Northeast corner of the Southeast Quarter of the Northeast Quarter of Section 14, Township 20 South, Range 4 West of the Huntsville Principal Meridian, Shelby County, Alabama; thence in a Westerly direction along the North boundary of said quarter-quarter section to the Northwest right-of-way of a public road (South Shades Crest Road); thence continue in a Westerly direction along said North boundary 464.47 feet to the Point of Beginning; thence continue in a Westerly direction along said North boundary 56.68 feet; thence turn an angle of 90 degrees 00' to the left in a Southerly direction 114.24 feet; thence turn an angle of 37°13'30" to the left in a southeasterly direction 187.14 feet to the intersection with said Northwest right-of-way; thence run an angle of 90 degrees 00' to the left in a Northeasterly direction along said right-of-way 114.24 feet; thence turn an angle of 90 degrees 00' to the left in a Northwesterly direction 243.82 feet to the Point of Beginning.

Real Estate Sales Validation Form

20250616000184220 3/3 \$200.00
Shelby Cnty Judge of Probate, AL
06/16/2025 03:57:56 PM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, Sec.

Grantor's Name Ruby Ann Behnke Grantee's Name Angela Shepherd
Mailing Address 1005 E. Chippewa River Rd Mailing Address 4520 S. Shades Crest Rd
Midland, MI 48640 Helena, AL 35022

Property Address 4520 South Shades Crest Rd Date of Sale 10-16-25
Bessemer, AL Total Purchase Price \$
35022 or
Actual Value \$
or
Assessor's Market Value \$ 171,900.00

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 tax Value
☐ 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 10-16-25 Print Ruby Ann Behnke
Unattested Sign Ruby Ann Behnke
(verified by) (Grantor/Grantee/Owner/Agent) circle one