

THIS INSTRUMENT PREPARED BY:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
Dawn Stephens
1034 CANVASBACK WAY
ALABASTER, AL 35007

STATE OF ALABAMA

GENERAL WARRANTY DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Michael Jefferson Stephens, II**, an unmarried man (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR hereby give, grant, bargain, sell and convey unto the GRANTEE, **Dawn Stephens** (hereinafter referred to as GRANTEE), her successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Parcel I:

A PARCEL OF LAND SITUATED IN THE NE 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 3 WEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF THE SW 1/4 OF THE NE 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 3 WEST; THENCE SOUTH 0 DEGREES 20 MINUTES 44 SECONDS EAST A DISTANCE OF 141.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE A DISTANCE OF 76.66 FEET; THENCE SOUTH 76 DEGREES 24 MINUTES 39 SECONDS WEST A DISTANCE OF 160.34 FEET; THENCE NORTH 48 DEGREES 57 MINUTES 25 SECONDS WEST A DISTANCE OF 242.21 FEET TO THE SOUTHEASTERLY RIGHT- OF-WAY OF SHELBY COUNTY HIGHWAY NO. 26; THENCE NORTH 38 DEGREES 59 MINUTES 54 SECONDS EAST AND ALONG SAID RIGHT-OF-WAY A DISTANCE OF 81.90 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF (0 DEGREES 36 MINUTES 00 SECONDS AND A RADIUS OF 1905.50 FEET; THENCE ALONG SAID ARC OF SAID CURVE A DISTANCE OF 19.95 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BARES NORTH 39 DEGREES 17 MINUTES 52 SECONDS EAST A DISTANCE OF 19.95 FEET TO THE END OF SAID CURVE, THENCE SOUTH 65 DEGREES 40 MINUTES 35 SECONDS EAST AND LEAVING SAID RIGHT-OF-WAY A DISTANCE OF 300.57 FEET TO THE POINT OF BEGINNING.

Parcel II:

Commence at a 1/2" rebar in place being the Northeast corner of the Southwest one-fourth of the Northeast one-fourth of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama; thence proceed South 00° 25' 09" East along the East boundary of said quarter-quarter section for a distance of 215.76 feet to a 1" open top pipe in place, said point being the point of beginning. From this beginning point continue South 00° 25' 09" East along the East boundary of said quarter-quarter section for a distance of 172.58 feet to a 1/2" capped rebar in place (Farmer), said point being located on the Northerly boundary of Lot No. 5 of the resurvey of Lots 1-24 & 27-39 of The Grove as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 36 at Page 97; thence proceed North 49° 46' 07" West along the Northerly boundary of Lot No. 5, Lot No. 4 and Lot No. 3 of said subdivision for a distance of 205.60 feet to a 1/2" capped rebar in

place; thence proceed North 75° 40' 00" East for a distance of 160.70 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Northeast one-fourth of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama and contains 0.30 acres.

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

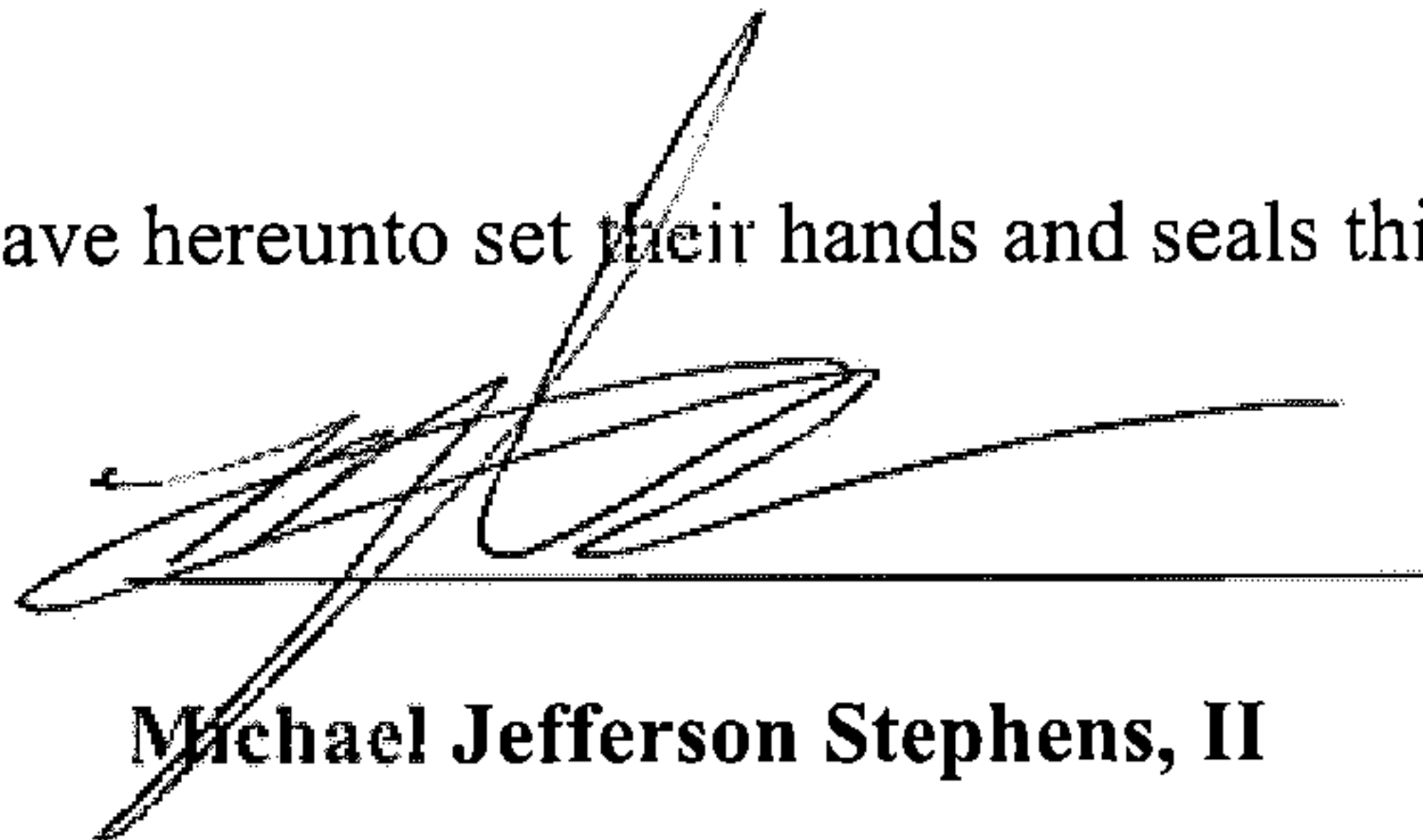
Property Address: **564 Fulton Springs Road, Alabaster, AL 35007**

All of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

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, her successors and assigns forever.

AND SAID GRANTOR, for said Grantor, Grantor's heirs, successors, executors and administrators, covenants with Grantee, and with Grantee's successors 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 herein above 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 heirs, executors and administrators shall, warrant and defend the same to said Grantee, and Grantee's successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR have hereunto set their hands and seals this **June 16**, 2025.

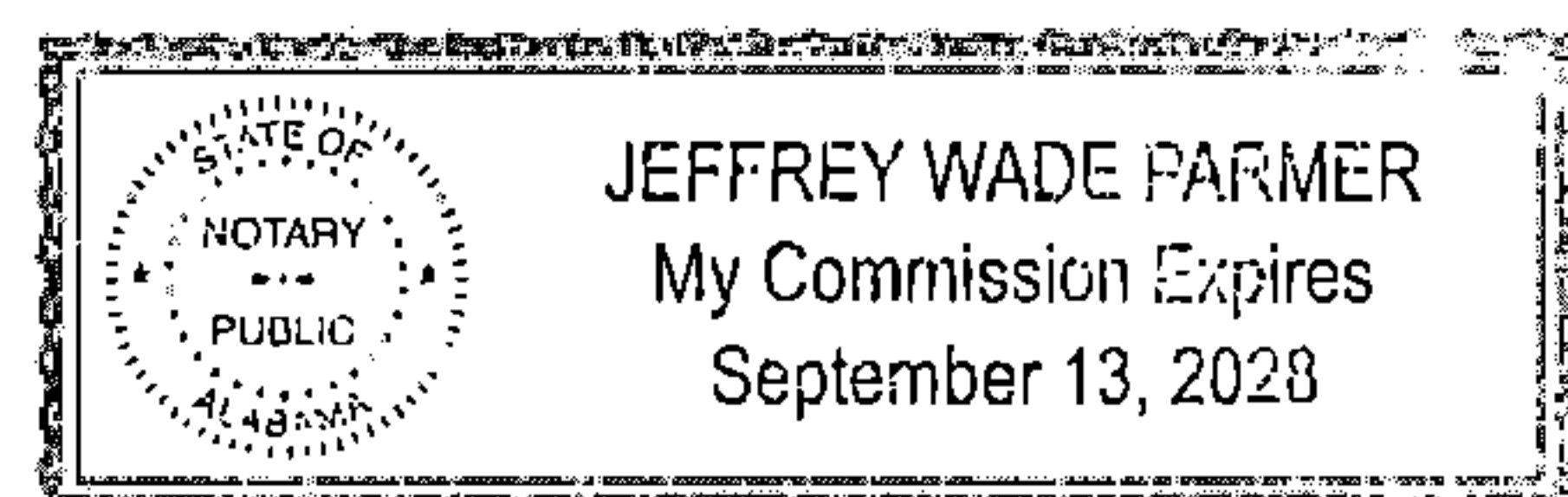

Michael Jefferson Stephens, II

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Michael Jefferson Stephens, II, 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, (s)he 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: 9-13-2028



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

Grantor's Name MICHAEL JEFFERSON STEPHENS, II
 Mailing Address 564 FULTON SPRINGS ROAD
ALABASTER, AL 35007

Grantee's Name Dawn Stephens
 Mailing Address 1034 Canvasback Way
Alabaster, AL 35007

Property Address 564 Fulton Springs Road
Alabaster, AL 35007

Date of Sale JUNE 16, 2025
 Total Purchase Price \$10.00

or
 Actual Value _____

or
 Assessor's Market Value \$223,830.00

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
☐ Sales Contract ☒ Other TAX ASSESSOR'S APPRAISED VALUE
☐ 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 June 16, 2025

Print Jeff W. Parmer

☐ Unattested

Sign Jeff W. Parmer

(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
06/24/2025 01:28:04 PM
\$29.00 BRITTANI
20250624000191970

Allen S. Bayl

Form RT-1