

State of Alabama)
County of Shelby)

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of four hundred eighty four thousand and no/100 dollars (\$484,000.00) being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, Judson P. Barnes and spouse Aimee W. Barnes (**Grantors**) whose mailing address is 3030 Hampton Circle, Birmingham, Alabama 35242 do hereby grant, bargain, sell and convey unto Rhyan Emile Paquette (**Grantee**) whose address is 4912 Keith Drive, Birmingham, Alabama 35242, the following described real estate situated in Shelby County, Alabama to-wit:

LOT 5, BLOCK 4, ACCORDING TO THE SURVEY OF LINCOLN PARK, AS RECORDED IN MAP BOOK 3, PAGE 145, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. aka 4912 Keith Drive, Birmingham, Alabama 35242

Subject to:


Ad valorem taxes due October 1, 2025.
Minerals and mining rights not owned by Grantors.
Permit to Alabama Power Company and South Central Bell recorded in Real Book 2254, Page 579 and Deed Book 182, Page 561.
Permits to Alabama Power Company in Deed Book 124, Page 561; Deed Book 190, Page 265 and Deed Book 234, Page 868.

\$466,697.00 of the consideration was paid form the proceeds of a purchase money mortgage.

TO HAVE AND TO HOLD unto the said **Grantee**, his heirs, successors and assigns forever.

And said **Grantors** do for themselves, their heirs, successors, assigns, and personal representatives covenant with said **Grantee**, his heirs, successors and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that he will and his heirs, successors, assigns and personal representatives shall, warrant and defend the same to the same **Grantee**, his heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have caused this conveyance to be executed this the 25th day of June, 2025.



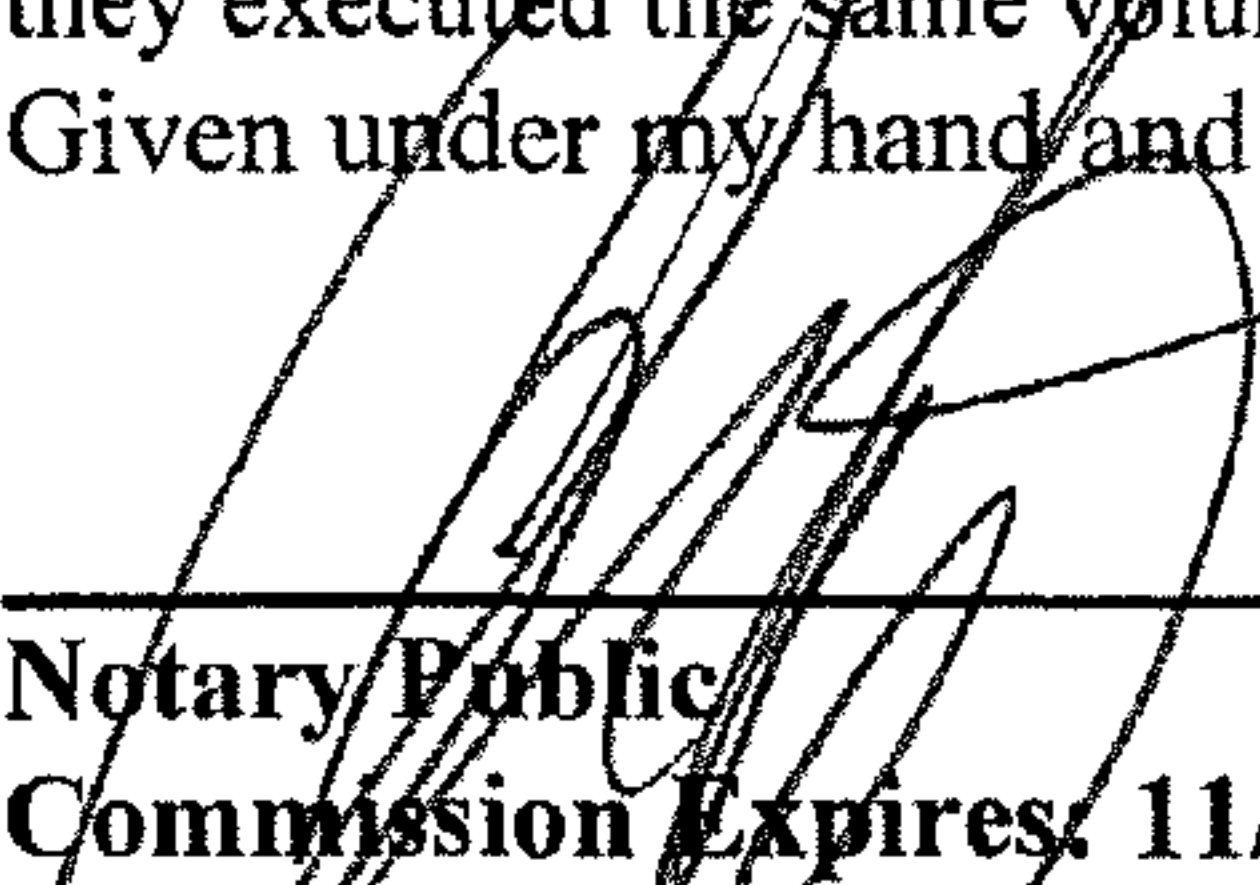
JUDSON P. BARNES SEAL



AIMEE W. BARNES SEAL

State of Alabama
County of Jefferson

I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that Judson P. Barnes and spouse Aimee W. Barnes, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bares date.
Given under my hand and official seal of office this 25th day of June, 2025.



Notary Public
Commission Expires: 11/09/2026

GENE W. GRAY, JR.
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES NOV. 09, 2026

This Instrument Prepared By:
Gene W. Gray, Jr.
2100 Southbridge Parkway, Suite 338
Birmingham, Al 35209
205 879 3400
FILE 225168

SEND TAX NOTICE TO:
RHYAN EMILE PAQUETTE
4912 KEITH DRIVE
BIRMINGHAM, AL 35242
ID #10-1-12-0-002-038.001

Real Estate Sales Validation Form

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

Grantor's Name IUDSON P. BARNES Grantee's Name RHYAN EMILE PAQUETTE
Mailing Address AIMEE W. BARNES Mailing Address 4912 KEITH DRIVE
3030 HAMPTON CIRCLE BIRMINGHAM, AL 35242 BIRMINGHAM, AL 35242

Property Address 4912 KEITH DRIVE Date of Sale 06/25/2025
BIRMINGHAM, AL 35242 Total Purchase Price \$ 484,000.00
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 ☐ 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.

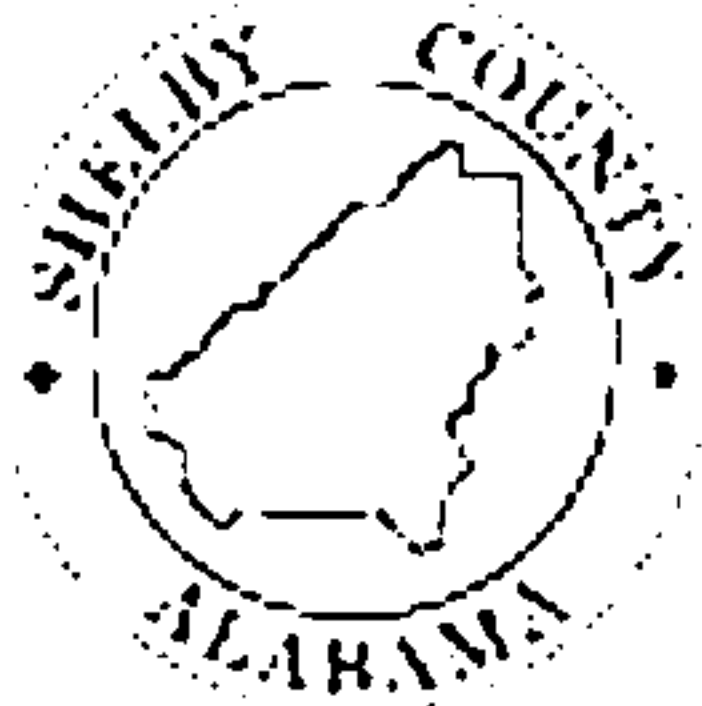
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 6/25/25 Print GENE W. GRAY, JR.
Unattested Sign (Signature)
(verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/25/2025 12:12:59 PM
\$42.50 PAYGE
20250625000193290

Allen S. Bayl