This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law 101 West College Street Columbiana, AL 35051

File No.: S-25-30647

Send Tax Notice To: Lisa Baker Hand

103 Pine Lola Cir Columbiana, At 35-85-1

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Seventy Thousand Dollars and No Cents** (\$270,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Robert Franklin and Teresa Franklin**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Lisa Baker Hand**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lot 23 of the Resurvey of Lots 21, 22, 23, 25 and 26 of the First Addition to Triple Springs Subdivision, Second Sector, as recorded in Map Book 14, Page 55, in the Probate Office of Shelby County, Alabama.

Property may be subject to 2025 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$254,375.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 244 day of

Robert Franklin

Teresa Franklin

State of Alabama

County of Shelby

I, , a Notary Public in and for the said County in said State, hereby certify that Robert Franklin and Teresa Franklin, 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 conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official sea this the 24th day of July, 2025.

Notary Public, State of Alabama

My Commission Expires: August 19, 2028



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/28/2025 10:00:01 AM
\$41.00 KELSEY

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Real Estate Sales Validation Form

20250728000227710

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

Grantor's Name Robert Franklin		G	rantee's Name	Lisa Baker Hand
Mailing Address	Teresa Franklin 3855 Huu 51 Luitounuilleli Al 3518	<u></u>	/lailing Address	Columbiana Al 350
Property Address	103 Pinedale Cir. Columbiana, AL 35051	Total	Date of Sale Purchase Price or Actual Value	July 24, 2025 \$270,000.00
		Assessor	or s Market Value	
The purchase price or actual value claimed on this form can one) (Recordation of documentary evidence is not required) Bill of Sale xx Sales Contract Closing Statement				ng documentary evidence: (check
If the conveyance of this form is not re	•	contains all of	the required int	formation referenced above, the filing
	ln	structions	·-	
Grantor's name and current mailing add	· · · · · · · · · · · · · · · · · · ·	of the perso	n or persons co	nveying interest to property and their
Grantee's name an conveyed.	d mailing address - provide the name	e of the perso	n or persons to	whom interest to property is being
Property address -	the physical address of the property	being convey	ed, if available.	
Date of Sale - the d	ate on which interest to the property	was conveye	ed.	
Total purchase price the instrument offer	e - the total amount paid for the purcled	hase of the p	roperty, both rea	al and personal, being conveyed by
	property is not being sold, the true veed for record. This may be evidence market value.	_	- · · · · · · · · · · · · · · · · · · ·	
valuation, of the pro		cial charged	with the respons	market value, excluding current use sibility of valuing property for property bama 1975 § 40-22-1 (h).
•	of my knowledge and belief that the integrated that any false statements claimed on 975 § 40-22-1 (h).			
Date July 21, 2025		Print	Robert-Franklin	<u> </u>
Unattested	(verified by)	Sign	(Grantor/C	Grantee/Owner/Agent) circle one