

This instrument was prepared by:
Mary Stewart Nelson, Esq.
FISH NELSON & HOLDEN, LLC
400 Century Park South, #224
Birmingham, Alabama 35226

Send tax notice to:
Melissa Mei
3280 Hwy 39
Chelsea, AL 35043

State of Alabama
County of Shelby

GENERAL WARRANTY DEED

Know All Men by These Presents: That in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, Darrell Rouland, a single man, and Christopher John Rouland, Heir-at-Law of Glenda Rouland, a single man, and Aimee Louise Statham, Heir-at-Law of Glenda Rouland, a single woman, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Melissa Mei** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel ID: 15-2-04-0-001-024.000

Address: 3280 Hwy 39, Chelsea, AL 35043

See Exhibit A for Legal Description

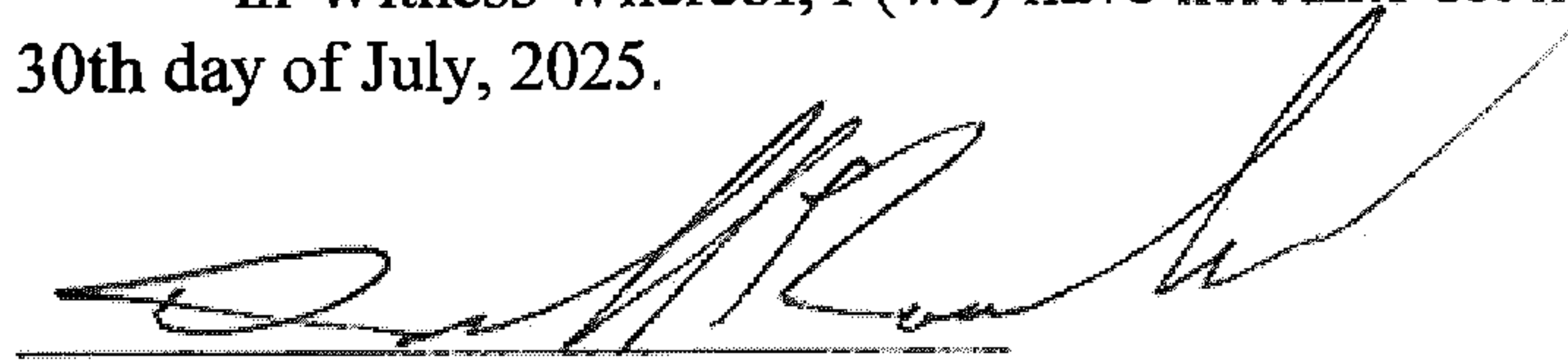
Subject to taxes for the year 2025 and subsequent years not yet due and payable; mineral and mining rights not owned by the Grantor, and any other easements, rights of way, restrictions, limitations and covenants of record.

Be it known that Glenda Rouland, grantee of that certain deed recorded on 8/23/2017 at Instrument 20170823000306560, became deceased on August 5, 2020, leaving her issue Christopher John Rouland and Aimee Louise Statham as her heirs-at-law, as enumerated in certain heirship affidavits recorded simultaneously herewith.

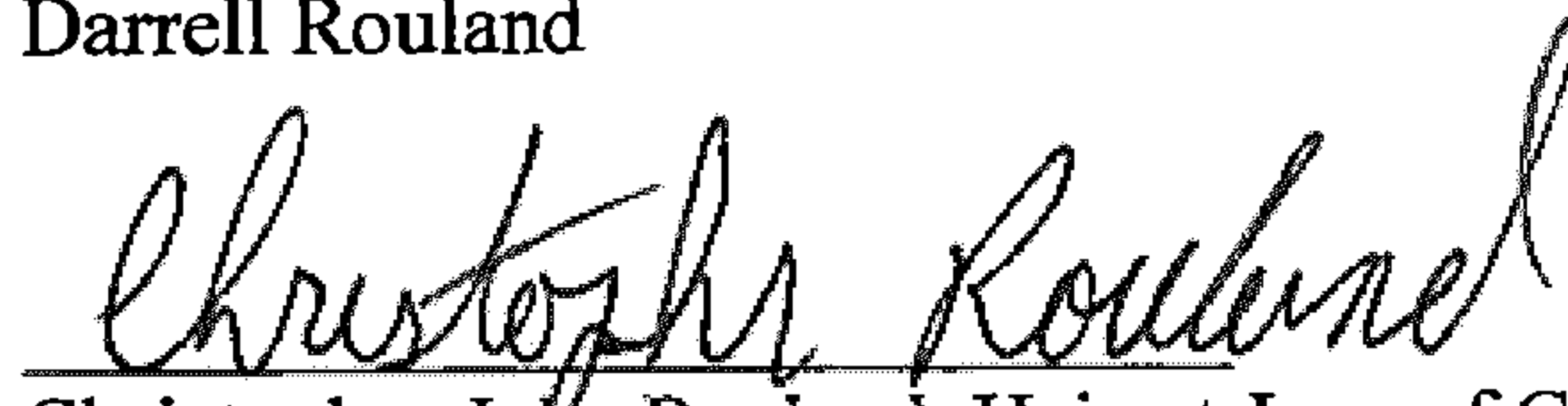
Be it known that 0 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

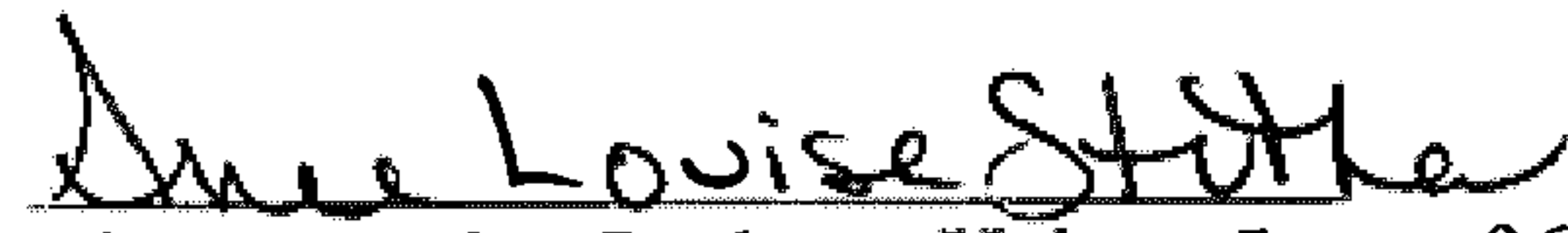
In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this the 30th day of July, 2025.



Darrell Rouland



Christopher John Rouland, Heir-at-Law of Glenda Rouland

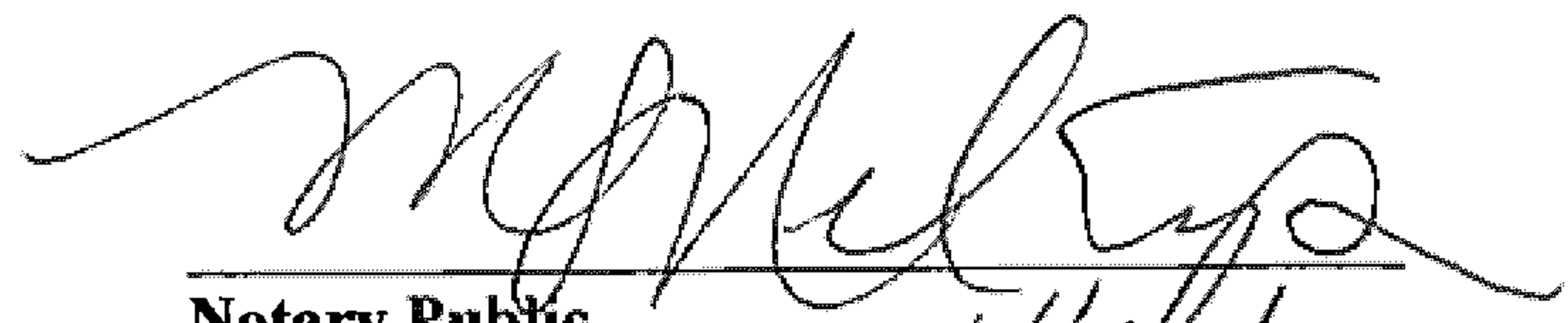
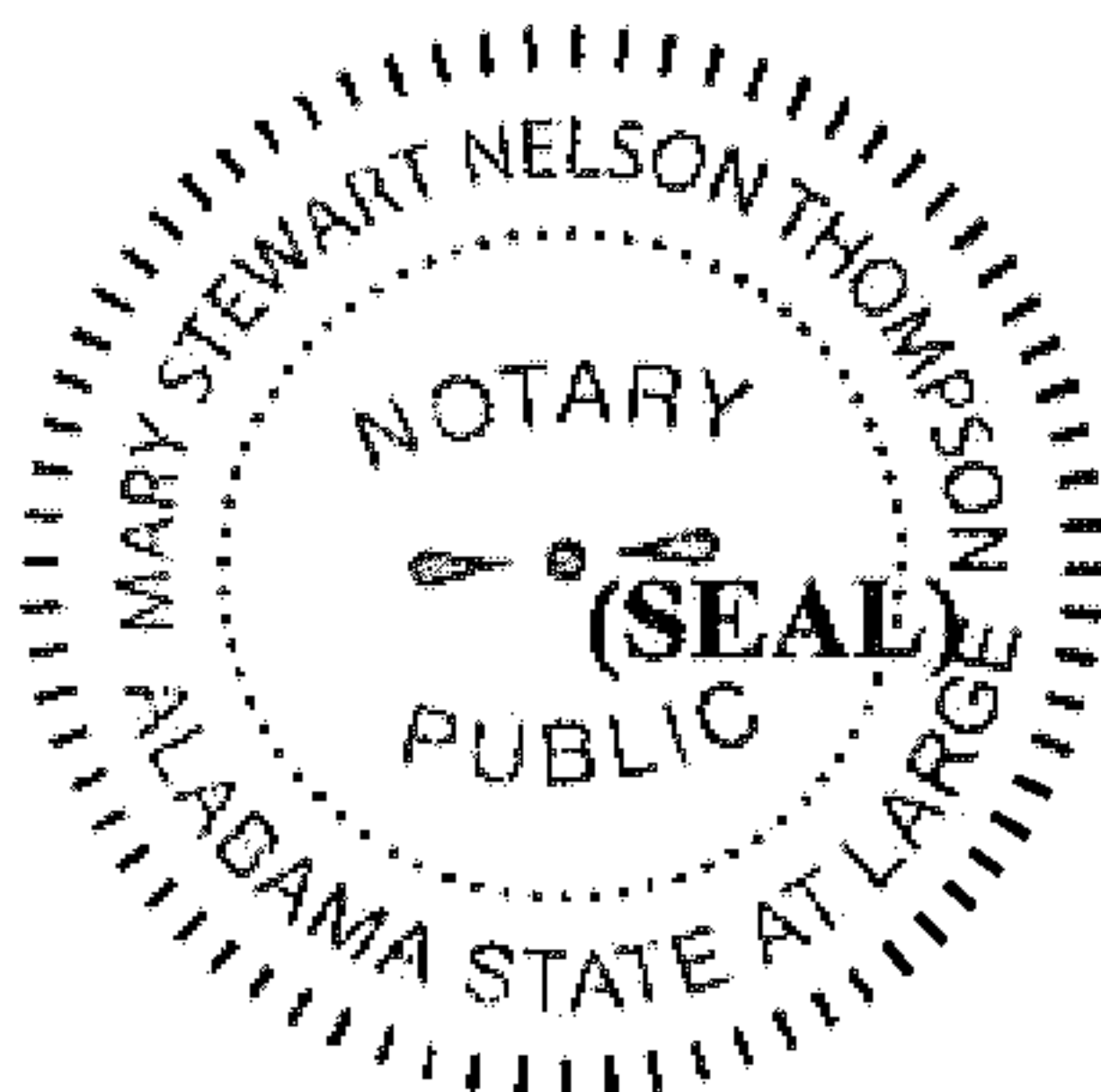


Aimee Louise Statham, Heir-at-Law of Glenda Rouland

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Darrell Rouland 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 and as his/her/their act, on the day the same bears date.

Given under my hand and official seal this the 30th day of July, 2025.

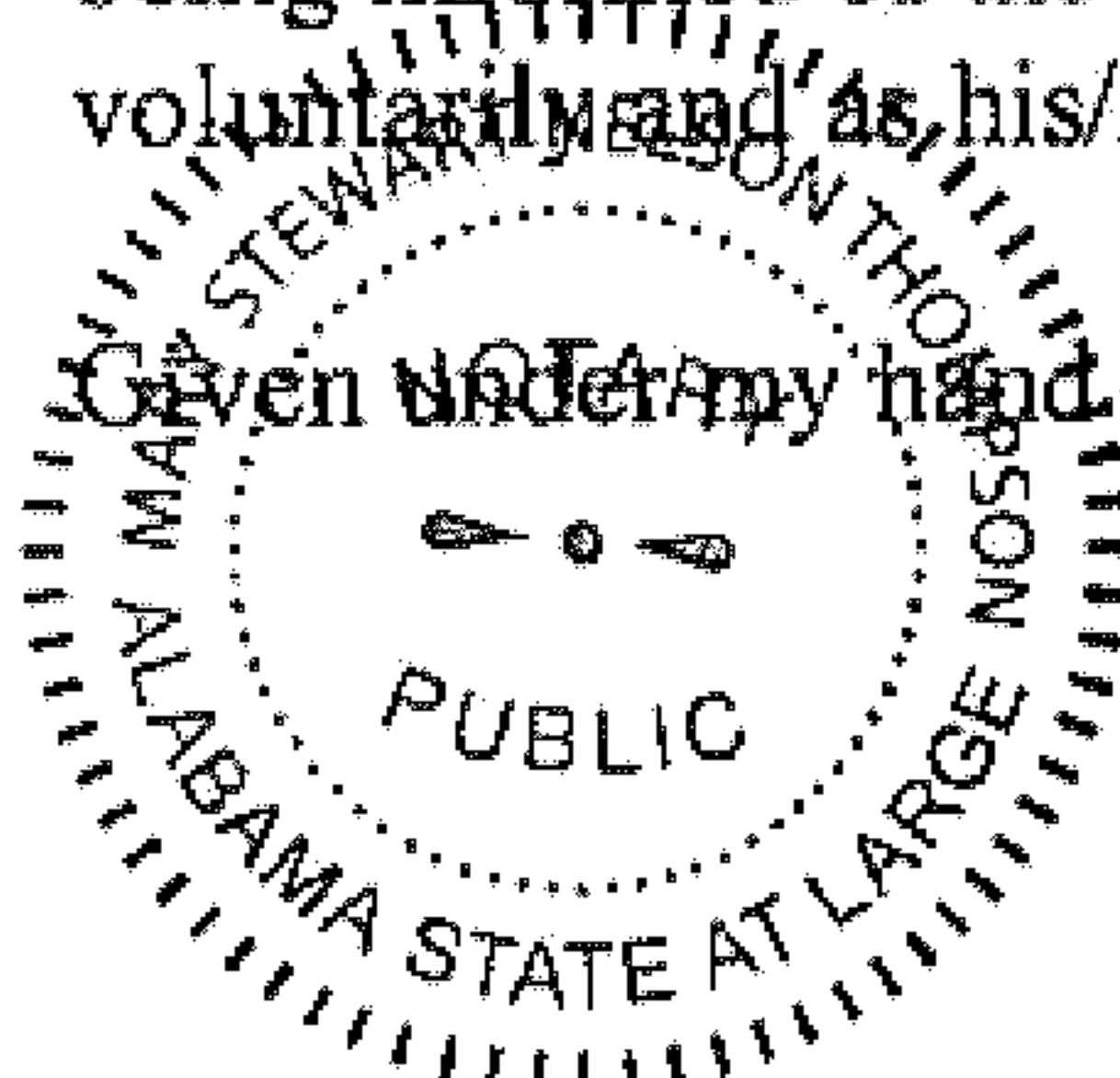


Notary Public
My Commission Expires: 4/30/29

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Christopher John Rouland 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 and as his/her/their act, on the day the same bears date.

Given under my hand and official seal this the 30th day of July, 2025.



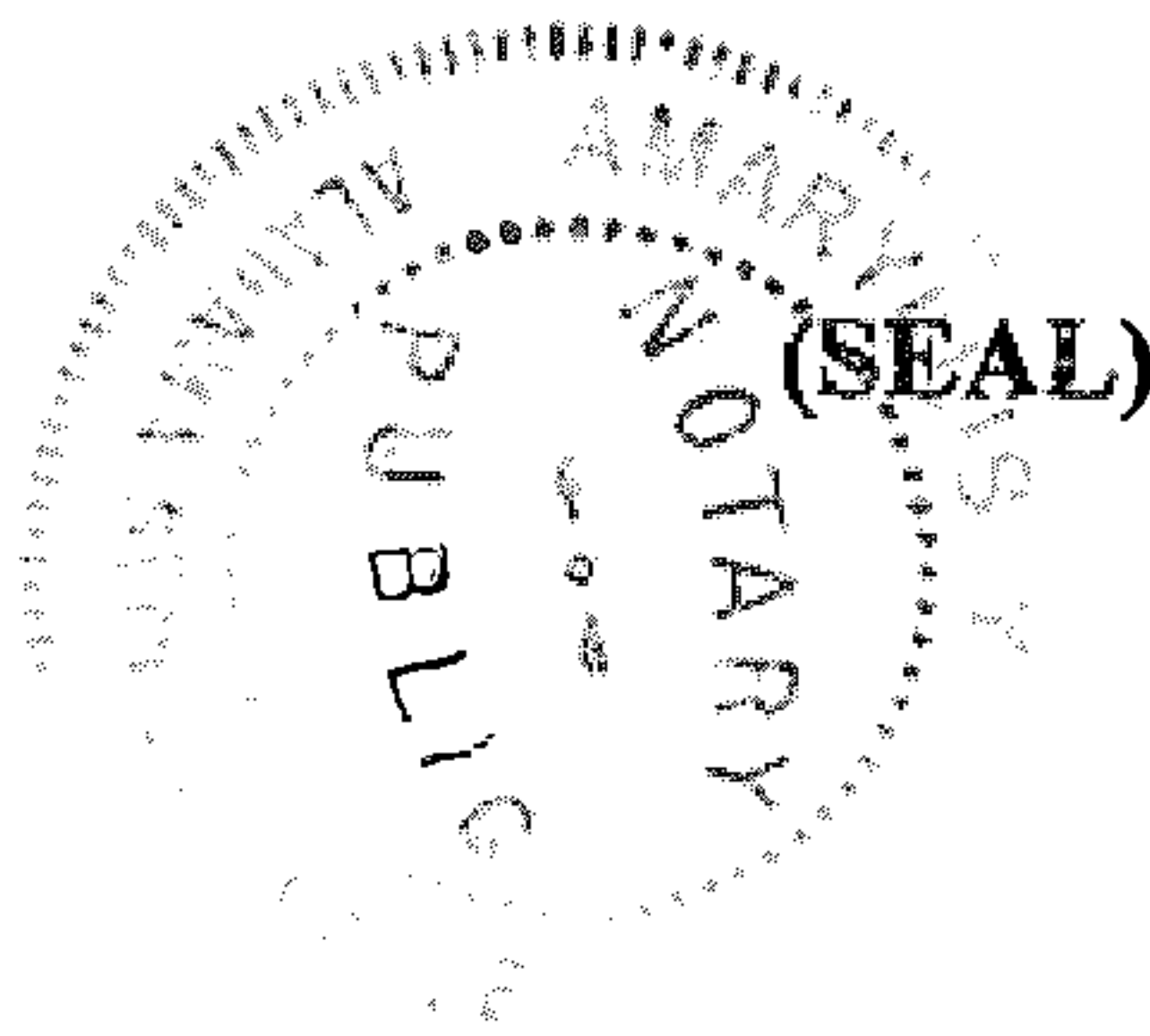
(SEAL)


Notary Public
My Commission Expires: 4/30/29

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Aimee Louise Statham 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 and as his/her/their act, on the day the same bears date.

Given under my hand and official seal this the 30th day of July, 2025.



(SEAL)

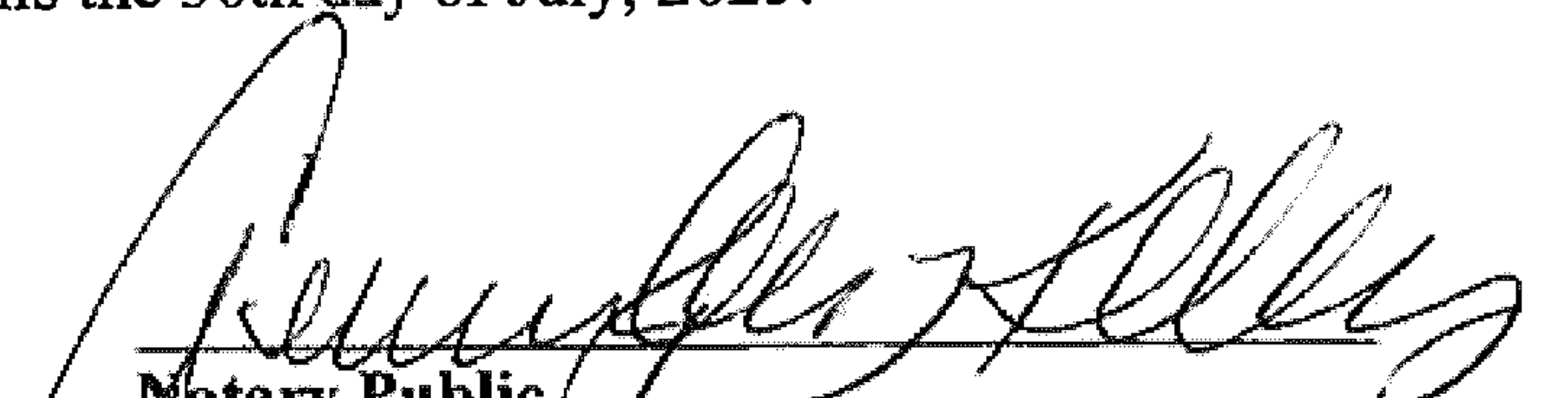

Notary Public
My Commission Expires: 12/11/2025

EXHIBIT A

LEGAL DESCRIPTION

Lot 5, Block 1 of Gilbert Estates as shown by map made by Frank W. Wheeler on November 20, 1964 and which said lot is more particularly described as follows: Commence at the NW corner of the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 4, Township 20 South, Range 1 West; thence run South along the West line of the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, a distance of 64.52 feet to the point of beginning; thence continue South along said line a distance of 68.00 feet; thence turn an angle of 13 degrees 16 minutes to the left and run a distance of 621.83 feet to the West right of way line of County Highway No. 39; thence turn an angle of 121 degrees 18 minutes to the left and run along said right of way line a distance of 96.42 feet; thence turn an angle of 1 degree 42 minutes 07 seconds to the left and run along the arc of a curve (whose delta angle is 3 degrees 24 minutes 15 seconds tangent distance is 41.70 feet, radius is 1405.15 feet, length of arc is 83.48 feet; thence turn an angle of 69 degrees 59 minutes to the left and run a distance of 608.04 feet to the point of beginning. Situated in the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama.

Lot 6, Block 1 of Gilbert Estate as shown by map made by Frank W. Wheeler on November 20, 1964 and which said lot is more particularly described as follows: Commence at the NW corner of the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 4, Township 20 South, Range 1 West; thence run South along the West line of the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, a distance of 132.52 feet to the point of beginning; thence continue South along said line a distance of 714.00 feet to the northwest R.O.W of County Highway No 39; thence turn an angle of 127 degrees 11 minutes to the left and run along the arc of a curve, (whose delta angle is 14 degrees 46 minutes Tan. Dist. Is 88.64 feet, Radius is 684.05-feet, Length of arc is 176.30 feet); thence turn an angle of 7 degrees 23 minutes to the left and run a distance of 3.58 feet; thence turn an angle of 58 degrees 42 minutes to the left and run a distance of 621.83 feet to the point of beginning; situated in E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama.

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

Grantor's Name Darrell Rowland
 Mailing Address 4204 Hatheway Ln
Mt Olive, AL
35117

Grantee's Name Melissa Mei
 Mailing Address 3280 Hwy 39
Chelsee, AL
35043

Property Address 3280 Hwy 39
Chelsee, AL
35043

Date of Sale 7/30/25
 Total Purchase Price \$ 315,000.00
 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 7/30/25

Print May Stuart Nelson

Sign [Signature]



sted

Filed and Recorded
 Official Public Records

Judge of Probate, Shelby County Alabama, County (Grantor/Grantee/Owner/Agent) circle one

Clerk

Shelby County, AL

07/31/2025 11:38:39 AM

\$350.00 JOANN

20250731000233360

Form RT-1

Allen S. Bayl