

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Zebediah Clark Dahlke and
Abby Joanne Beal Dahlke
1084 Garnet Drive
Calera, AL 35040

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED THOUSAND AND 00/100 (\$200,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Western REI, LLC, an Alabama limited liability company**, a(n) Alabama Limited Liability Company (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Zebediah Clark Dahlke and Abby Joanne Beal Dahlke** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together as joint tenants with rights of survivorship, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

The following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Commence at the SE Corner of the NE 1/4 of the NE 1/4 of Section 4, Township 22 South, Range 1 West, Shelby County, Alabama; thence N01°50'58"W for a distance of 50.10" to the POINT OF BEGINNING; thence N01°59'47"W for a distance of 612.49'; thence N79°42'53"W for a distance of 825.39' thence S61°55'37"W for a distance of 921.26' to the Northerly R.O.W. line of Gould road and a curve to the right, having a radius of 365.92', and subtended by a chord bearing S52°53'20"E, and a chord distance of 203.87'; thence along the arc of said curve and along said R.O.W. line for a distance of 206.61'; thence N54°14'50"E and leaving said R.O.W. line for a distance of 26.94'; thence S57°13'10"E for a distance of 408.64'; thence N89°52'07"E for a distance of 1118.34' to the POINT OF BEGINNING.

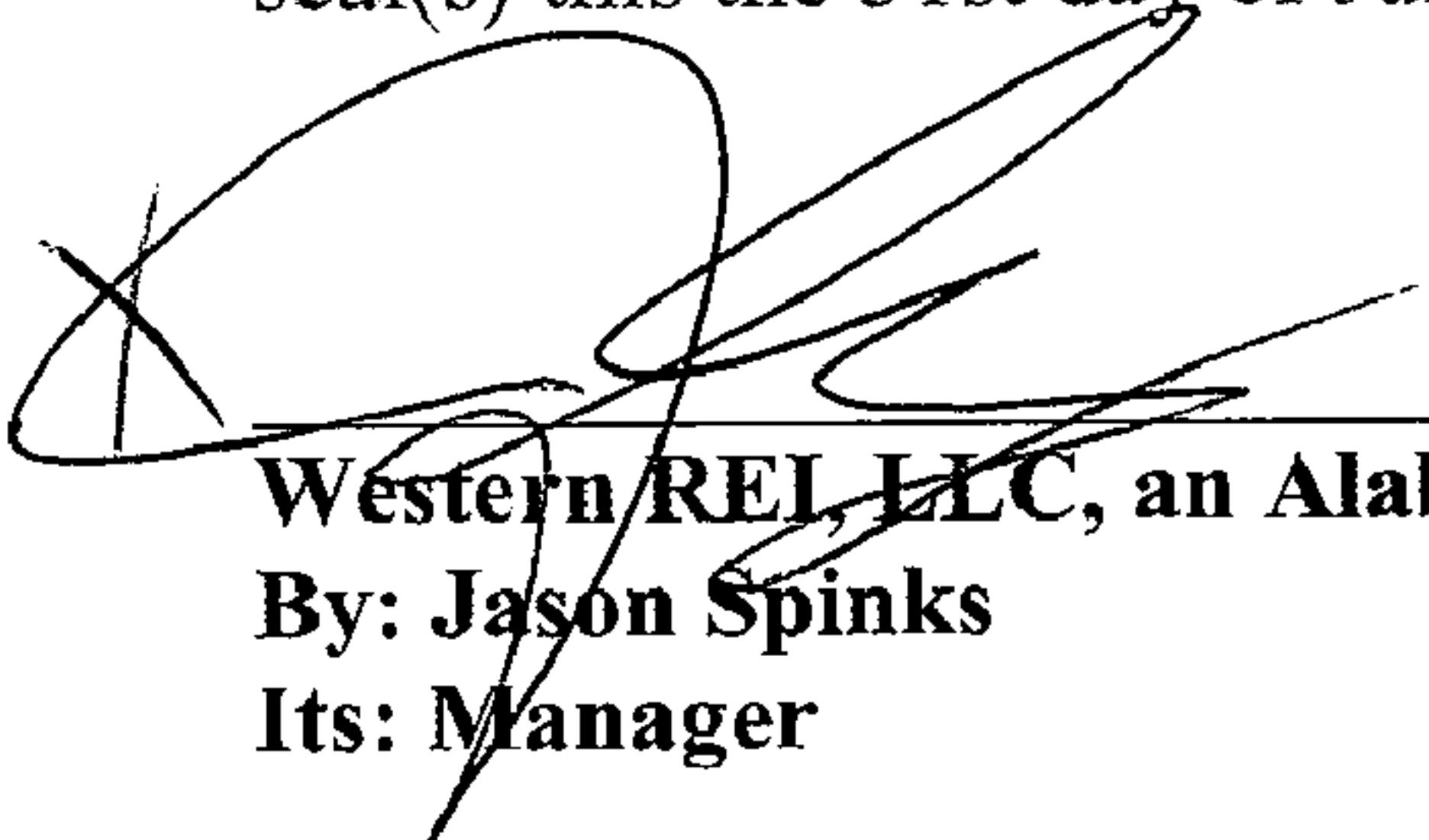
Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

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.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns, covenants with GRANTEE, and with GRANTEE'S heirs 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 hereinabove 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 successors and assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 31st day of July, 2025.


Western REI, LLC, an Alabama limited liability company
By: Jason Spinks
Its: Manager

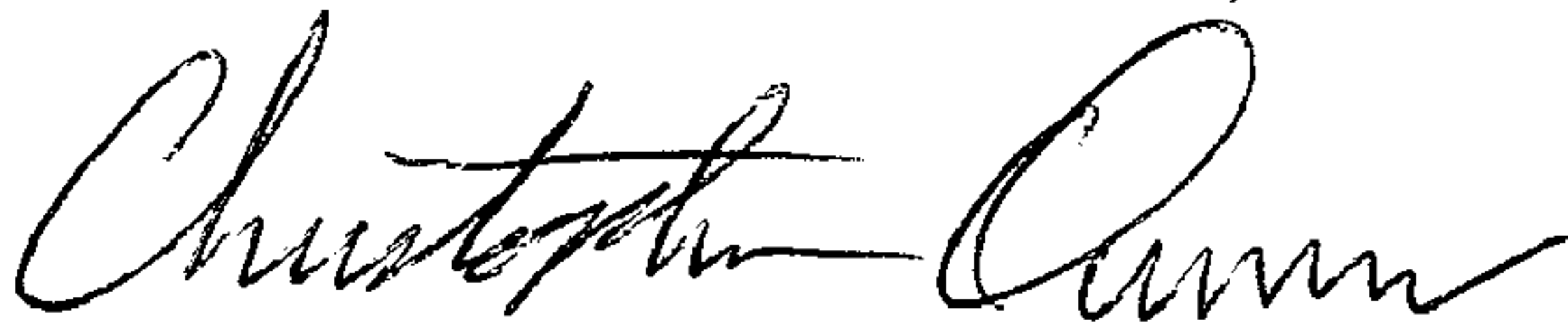
STATE OF ALABAMA
 Shelby COUNTY

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SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jason Spinks whose name as Manager of **Western REI, LLC, an Alabama limited liability company**, a(n) Alabama Limited Liability Company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he/she, as such Manager and with full authority, executed the same voluntarily for and as the act of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 31st day of July, 2025.



Notary Public

My Commission Expires: 7/13/29

CHRISTOPHER R. OWENS
 Notary Public, Alabama State At Large
 My Commission Expires July 13, 2029

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

File#: E-7891

Grantor's Name Western REI, LLC, an Alabama limited liability companyGrantee's Name Zebediah Clark Dahlke and Abby Joanne Beal DahlkeMailing Address 3360 Davey Allison Boulevard
Bessemer, AL 35023Mailing Address 1084 Garnet Drive
Calera, AL 35040Property Address 285 Gould Road #4
Columbiana, AL 35051Date of Sale July 31, 2025Total Purchase Price \$200,000.00

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:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
08/01/2025 08:17:55 AM
\$228.00 KELSEY
20250801000234400

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Abby S. Beal

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 July 31, 2025

Print: Justin Smitherman

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one

Form RT-1