

Send tax notice to:  
Stephen Hawk Walcott  
126 Willow Ridge Drive  
Indian Springs, AL, 35124

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA

2025253

Shelby COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Fifty Thousand and 00/100 Dollars (\$450,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Sidney Stevens and Vicki Stevens, husband and wife** whose mailing address is: 771 Riverview Road Ironopolis AL 36110 (hereinafter referred to as "Grantors") by **Stephen Hawk Walcott and Kary Sandbach** whose property address is: **126 Willow Ridge Drive, Indian Springs, AL, 35124** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 31, according to the Survey of The Willow Ridge Addition to Indian Springs, as recorded in Map Book 7, Page 76, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:


1. Taxes for the year beginning October 1, 2024 which constitutes a lien but are not yet due and payable until October 1, 2025.
2. Easement to South Central Bell as recorded in Book 313, at Page 707, in the Probate Office of Shelby County, Alabama.
3. Right of Way Granted to Alabama Power Company as set forth in Book 214, at Page 631, in the Probate Office of Shelby County, Alabama.
4. Easements and building lines as shown on recorded map.


**\$434,981.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 1 day of August, 2025.

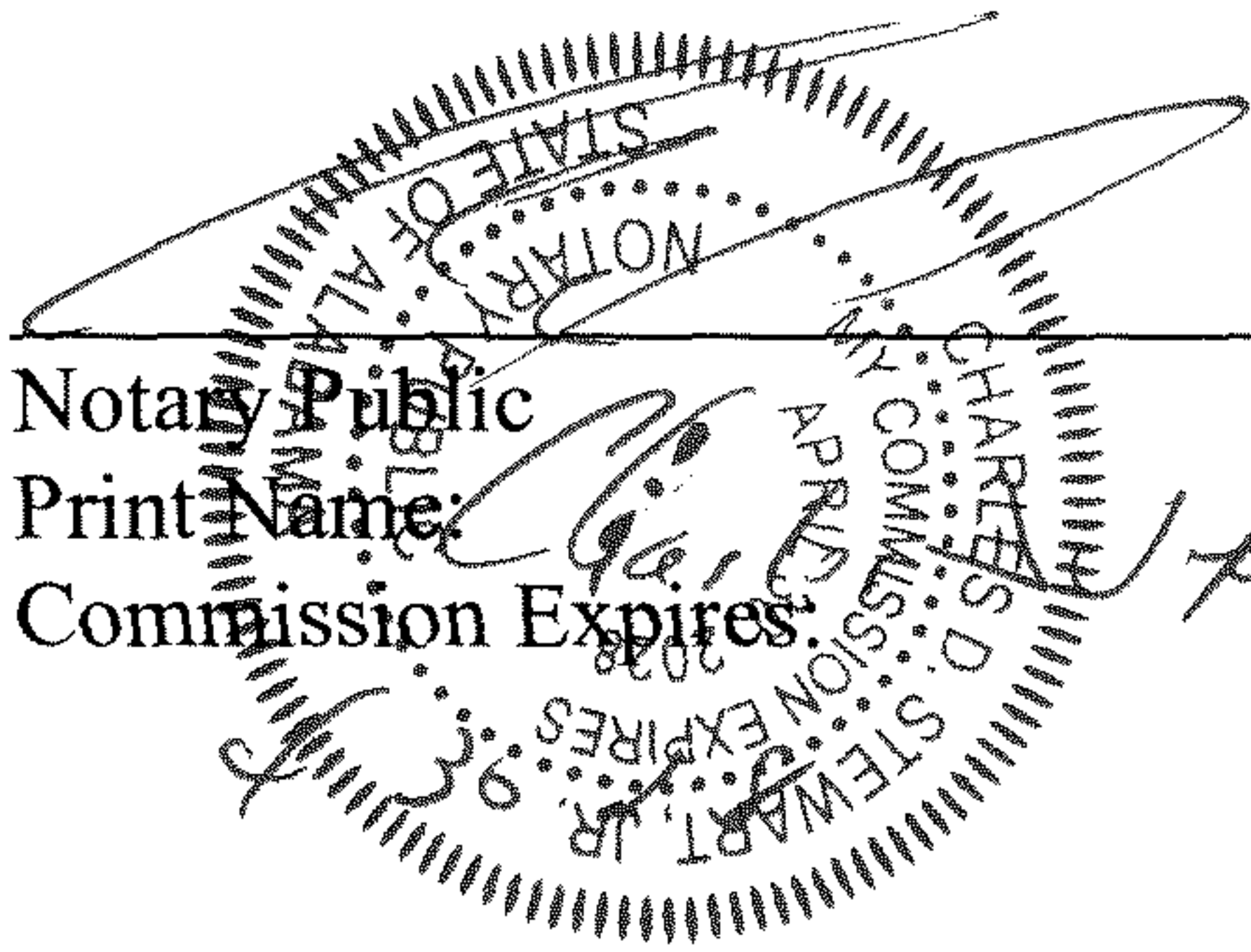
  
Sidney Stevens

  
Vicki Stevens

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sidney Stevens and Vicki Stevens whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1 day of August, 2025.

  
Notary Public  
Print Name: Charles D. Stewart, Jr.  
Commission Expires: 08/04/2028



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/04/2025 09:57:26 AM  
\$40.50 JOANN  
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