

**SEND TAX NOTICE TO:**

Nicholas D. Evans and Lesley Evans  
1945 Highway 49  
Columbiana, AL 35051

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **EIGHT HUNDRED FIVE THOUSAND AND 00/100 (\$805,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **James J. Dikis and Stephanie Dikis, a married couple**, whose address is 463 Southledge Road, Birmingham, AL 35242, (hereinafter "Grantor", whether one or more), by **Nicholas D. Evans, and Lesley Evans**, whose address is 1945 Highway 49, Columbiana, AL 35051, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Nicholas D. Evans, and Lesley Evans, as joint tenants with the right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 1945 Highway 49, Columbiana, AL 35051**, to-wit:

A parcel of land in the northeast quarter of the southeast quarter of Section 31, Township 20 South, Range 1 East, being a part of the same land described in a deed to Jan T. and Steven L. Atkins, recorded in Instrument Number 1995-18114, of the real property records of Shelby County, Alabama. Said parcel of land being more particularly described as follows;

Beginning at the Northwest corner of the Northeast quarter of the Southeast quarter of said Section 31,

Thence S 82°12'35" W, a distance of 39.09 feet to a fence corner, found;

Thence S 10°38'13" E, along an old fence line, a distance of 151.55 feet to a point;

Thence S 03°27'30" E, along an old fence line, a distance of 325.26 feet, to a point on the west line of said sixteenth section;

Thence S 01°03'38" E, along an old fence line on the west line of said sixteenth section a distance of 325.26 feet, to a 4" rebar set on the north right-of-way line of county highway number 49;

Thence N 69°18'06" E, along said right-of-way of County Highway No. 49, a distance of 218.65 feet to a point;

Thence along a curve, to the right, in said right-of-way, having a radius of 2025.74 feet and a chord bearing of N 75°56'59" E, an arc length of 470.08 feet to a 1/2" rebar, set;

Thence N 00°31'39" W, a distance of 537.78 feet to a 4" rebar, set on the north line of said sixteenth section;

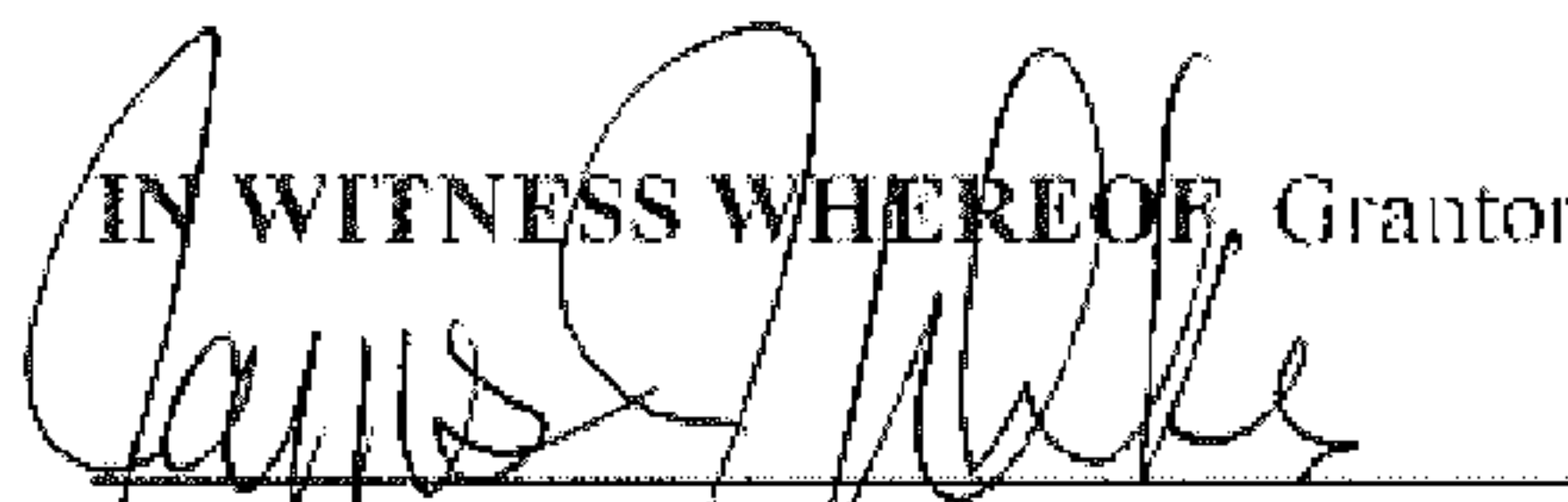
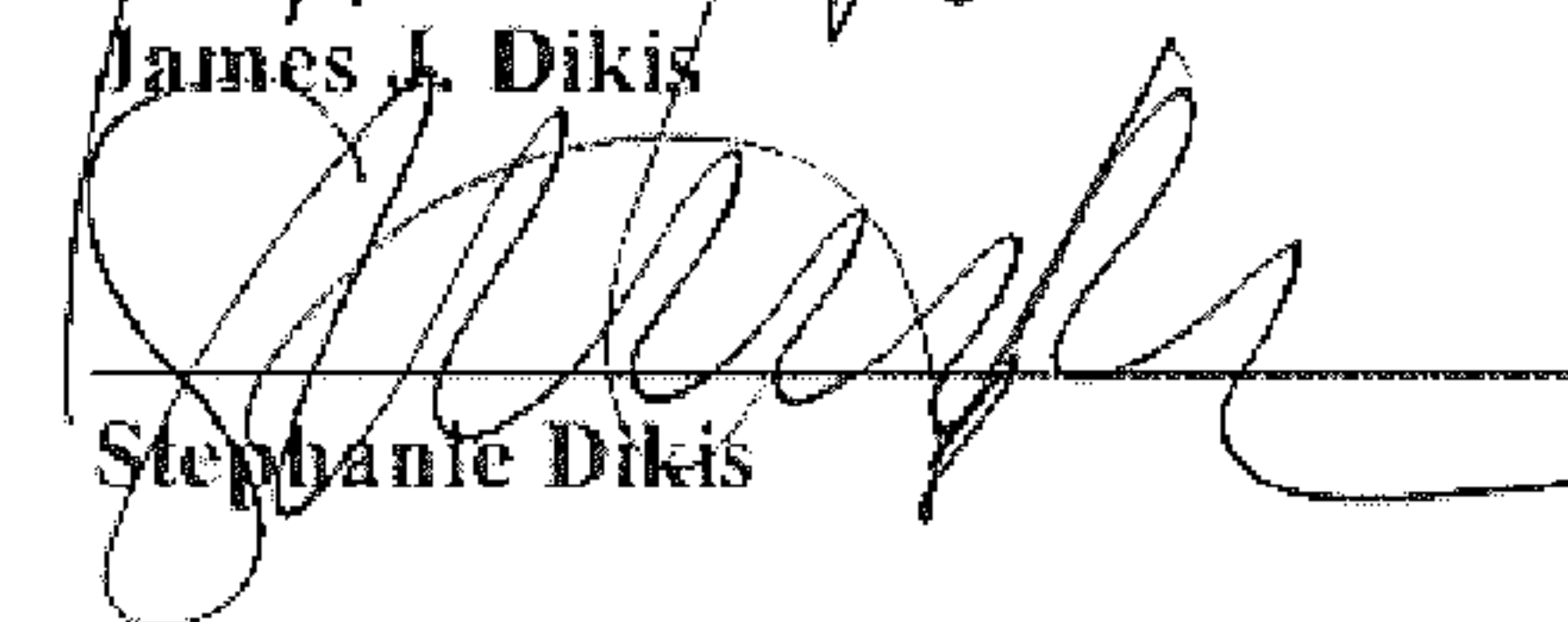
Thence N 89°00'26" W, along the north line of said sixteenth section, a distance of 668.39 feet to the point of beginning.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$805,000.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, Grantor has set their signature and seal on this 4th day of August, 2025.

  
James J. Dikis  
  
Stephanie Dikis

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that James J. Dikis and Stephanie Dikis whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of August, 2025.

  
Notary Public  
My Commission Expires:

PATRICK SKYLER MURPHY  
Notary Public, Alabama State at Large  
My Commission Expires 03/25/26



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**08/05/2025 03:46:24 PM**  
**\$26.00 JOANN**  
**20250805000239270**

