

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

This instrument was prepared by:  
**Mike T. Atchison**  
**Attorney At Law, Inc.**  
**P O Box 822**  
**Columbiana, AL 35051**

Send Tax Notice to:  
**Terry Nathan Riddle**

**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**



20250812000245610 1/3 \$107.00  
Shelby Cnty Judge of Probate, AL  
08/12/2025 09:50:34 AM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **SEVENTY EIGHT THOUSAND NINE HUNDRED SIXTY DOLLARS AND ZERO CENTS (\$78,960.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Ethan Tyler Riddle, married man** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Terry Nathan Riddle** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

**See Attached Exhibit "A" for legal description**

**SUBJECT TO:**

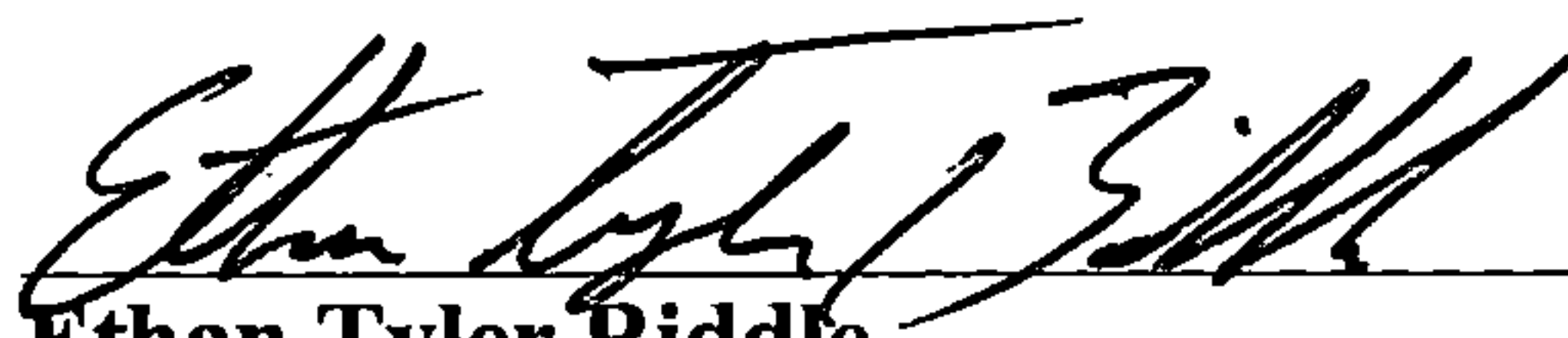
1. Ad valorem taxes due and payable October 1, 2025.
2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of grantor or spouse if any

**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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.


**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 8<sup>th</sup> day of August 2025.

  
Ethan Tyler Riddle

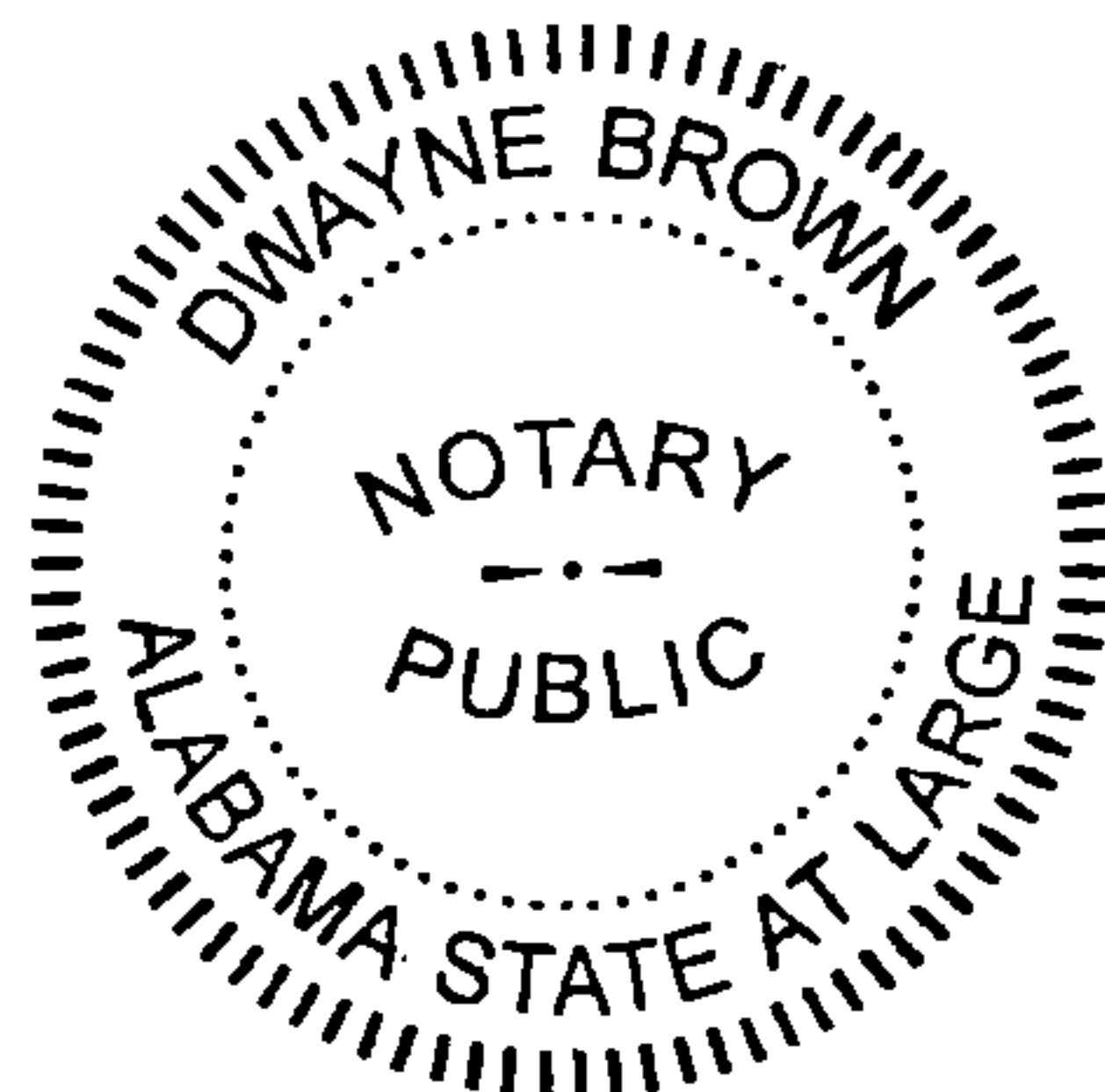
**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Ethan Tyler Riddle**, whose name is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8<sup>th</sup> day of August 2025.

  
Notary Public  
My Commission Expires: 1/26/28

Shelby County, AL 08/12/2025  
State of Alabama  
Deed Tax:\$79.00



# Exhibit "A" – Legal Description

Commence at the Northeast corner of the SE ¼ of the SE ¼ of Section 3, Township 20 South, Range 2 East, Shelby County; thence run Southerly along the East line of said Section 3, 131.49 feet to a point; thence 89 degrees 27 minutes right and run Westerly 17.0 feet to a point on the West right-of-way line of a public road; thence 89 degrees 27 minutes left and run Southerly along said right-of-way line 415.0 feet to the Southeast corner of Lot 3 of Shane Acres Subdivision and the point of beginning of the property being described; thence continue Southerly along last described course 118.0 feet to a point; thence 89 degrees 27 minutes right and run Westerly 230.0 feet to a point; thence 90 degrees 33 minutes right and run Northerly 118.0 feet to the Southwest corner of Lot 3 of Shane Acres Subdivision; thence 89 degrees 27 minutes right and run Easterly along the South line of said Lot 3 of Shane Acres Subdivision 230.0 feet to the point of beginning, and marked on the corners with iron pins as shown on the survey of Joseph E. Conn, Jr., Ala. Reg. No. 9049 dated July 29, 1981. Situated in Shelby County, Alabama.



20250812000245610 2/3 \$107.00  
Shelby Cnty Judge of Probate, AL  
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# Real Estate Sales Validation Form

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

Grantor's Name Tyler Riddle  
Mailing Address 104 Howard Branch Rd.

Grantee's Name Terry Nathan Riddle  
Mailing Address 345 Brady Lane  
Harpersville AL 35078

Property Address 627 Country Church Rd.  
Harpersville AL 35078

Date of Sale \_\_\_\_\_

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 78,960.00

20250812000245610 3/3 \$107.00  
Shelby Cnty Judge of Probate, AL  
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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 Shelby County Tax Assessor Valuation

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 \_\_\_\_\_

Print Terry Nathan Riddle

Unattested \_\_\_\_\_

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1