

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned, **Andrea S. Acker and husband, Daniel M. Acker, Jr.**, (hereinafter called the Grantor), the receipt whereof is hereby acknowledged the Grantor, hereby RELEASES, QUITCLAIMS, GRANTS, SELLS, AND CONVEYS to **Derek Randolph and Jamie L. Randolph** (hereinafter called Grantee) for and during their joint lives and upon the death of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantor's right, title, interest, and claim in or to the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lots 4 and 5 in Block 3, according to a resurvey of Farris Smith Subdivision as shown by map recorded in Map Book 4, Page 60, in the Probate Office of Shelby Conty, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. Existing easements, restriction, current taxes, set-back lines, right of ways, limitations, if any, of record.

TO HAVE AND TO HOLD to the said Grantee, their heirs, executors and assigns forever.

And said Grantors do for themselves, their heirs, executors and administrators, covenant with said Grantee, his/her heirs, executors and assigns, that they are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs, executors and assigns forever, against the lawful claims of all persons.

Given under my hand and seal this the 14th day of August, 2025.



Andrea S. Acker

Daniel M. Acker, Jr.

by Andrea S. Acker, POA

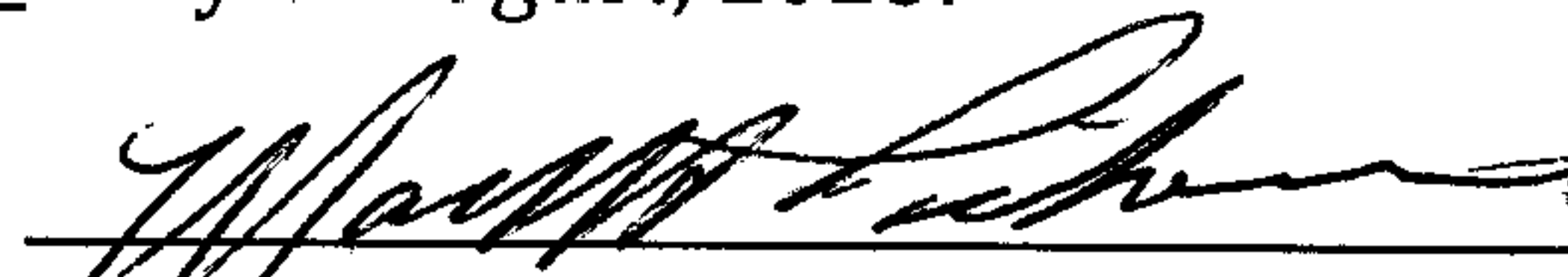
Daniel M. Acker, Jr. by Andrea S. Acker

Power of Attorney recorded in

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State and County, do hereby certify that **Andrea S. Acker**, 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 same voluntarily.

Given under my hand and seal this the 14th day of August, 2025.




Notary Public
My Commission Expires: 3-10-2028

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State and County, do hereby certify that **Daniel M. Acker, Jr., by Andrea S. Acker, Power of Attorney** 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, she executed same voluntarily.

Given under my hand and seal this the 14th day of August, 2025.



Notary Public
My Commission Expires: 3-10-2028

Instrument prepared by:
Mark A. Pickens
Mark A. Pickens, P. C.
P.O. Box 26101
Birmingham, AL 35260
25-0086

Send tax Notice:
Derek Randolph
Jamie Randolph
333 10th St NW
Alabaster, AL 35007

A Purchase Money Mortgage of \$268,000.00 is recorded simultaneously herewith.

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

Grantor's Name	Andrea S. Acker	Grantee's Name	Derek Randolph
Mailing Address	333 10th Street NW Alabaster, AL 35007	Mailing Address	Jamie L. Randolph 244 Willow View Circle Wilsonville, AL 35186
Property Address	333 10th Street NW Alabaster, AL 35007	Date of Sale	08/14/2025
		Total Purchase Price \$	335,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> Closing Statement	

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 8-14-25Print Andrea S. Acker

Unattested

Sign Andrea S. Acker

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1****Filed and Recorded****Official Public Records****Judge of Probate, Shelby County Alabama, County Clerk****Shelby County, AL****08/15/2025 11:47:41 AM****\$95.00 JOANN****20250815000250840***Allen S. Bayl*