

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-25-30693

Send Tax Notice To: TCAD, LLC

2931 Surrey Rd.
Mountain Brook, AL 35223

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Eighty Nine Thousand Ten Dollars and No Cents (\$89,010.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **The Estate of Alan J. Dreher, a/k/a Alan Julian Dreher, deceased, Probate Case #2016-228675, in the Probate Office of Jefferson County, Alabama**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **TCAD, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2025 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Alan J. Dreher was the owner of Alan J. Dreher IRA, which never had any corporate, partnership or limited liability company paperwork drawn up. Patricia D. Dreher was also the beneficiary of said IRA.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 28th day of Aug, 2025.

THE ESTATE OF ALAN J. DREHER, A/K/A ALAN JULIAN DREHER, DECEASED, PROBATE CASE #2016-228675, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA

Patricia D Dreher
Patricia D Dreher
Personal Representative

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Patricia D. Dreher as Personal Representative of The Estate of Alan J. Dreher, a/k/a Alan Julian Dreher, deceased, Probate Case #2016-228675, in the Probate Office of Jefferson County, Alabama, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of Aug, 2025.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: August 19, 2028

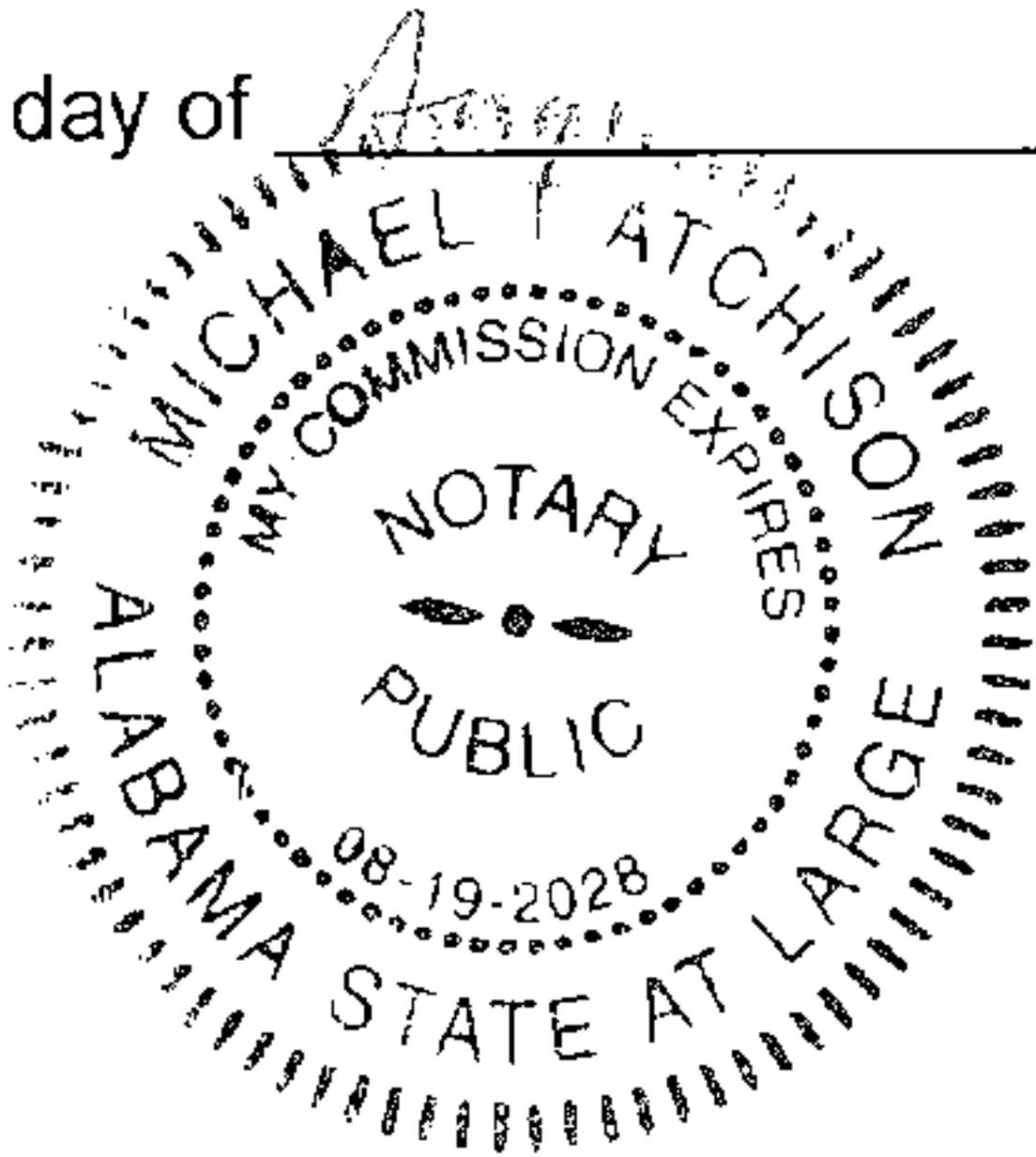
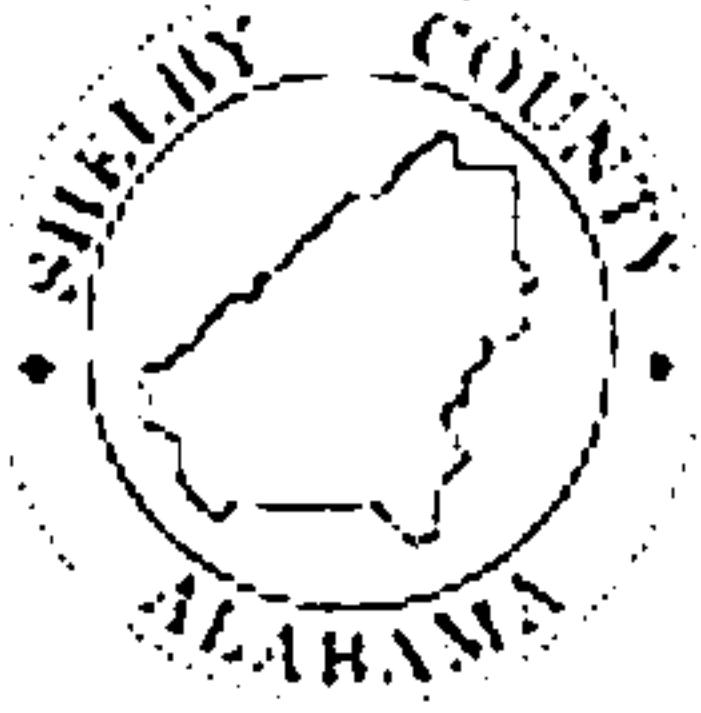


EXHIBIT "A"
LEGAL DESCRIPTION

Begin at the NE corner of the SE 1/4 of the NE 1/4 of Section 30, Township 20 South, Range 1 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence South 01 degree 50 minutes 39 seconds East a distance of 1353.11 feet; thence North 88 degrees 52 minutes 49 seconds West a distance of 145.73 feet to the easterly R.O.W. line of Shelby County Highway 49; thence North 04 degrees 35 minutes 50 seconds West and along said R.O.W. line a distance of 597.31 feet, to a curve to the left, having a radius of 914.64 feet subtended by a chord bearing North 27 degrees 45 minutes 30 seconds West, and a chord distance of 719.48 feet; thence along the arc of said curve and along said R.O.W. line for a distance of 739.46 feet; thence North 50 degrees 55 minutes 09 seconds West and along said R.O.W. line a distance of 189.13 feet; thence South 89 degrees 50 minutes 30 seconds East and leaving said R.O.W. line a distance of 631.94 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated April 9, 2014.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/28/2025 03:20:56 PM
 \$118.50 BRITTANI
 20250828000266150

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name	The Estate of Alan J. Dreher, a/k/a Alan Julian Dreher, deceased, Probate Case #2016-228675, in the Probate Office of Jefferson County, Alabama	Grantee's Name	TCAD, LLC
Mailing Address	<i>Patricia D. Dreher</i> <i>513 Pine Ridge Trail</i> <i>35213</i>	Mailing Address	<i>2931 Sunny Rd</i> <i>Mountain Brook AL 35223</i>
Property Address	Highway 49 Columbiana, AL 35051	Date of Sale	August 28, 2025
		Total Purchase Price	\$89,010.00
		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	☐ Appraisal
☒ Sales Contract	☐ Other
☐ 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 of 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 August 26, 2025

Print The Estate of Alan J. Dreher, a/k/a Alan Julian
 Dreher, deceased, Probate Case #2016-228675, in
 the Probate Office of Jefferson County, Alabama

Form RT-1

Patricia D. Dreher