

20250915000277630 1/4 \$177.50
Shelby Cnty Judge of Probate, AL
09/15/2025 03:21:01 PM FILED/CERT

State of Alabama)
County of Shelby)

THIS INSTRUMENT PREPARED BY:

Ruth McFarland
WINTER MCFARLAND, LLC
4901 Rice Mine Road NE
Tuscaloosa, Alabama 35406
205-650-1400

SEND TAX NOTICE TO:

Case LLC
Attn: Kermit Stephens, Jr.
P.O. Box 130
Brierfield, Alabama 35035

PREPARED WITHOUT BENEFIT OF
A TITLE EXAMINATION, SURVEY OR
ON-SITE INSPECTION

SOURCE OF TITLE: Instrument Number 19980116000016071

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee herein, the receipt and sufficiency of which is hereby acknowledged, the undersigned **WALTER LEE STEPHENS ("Grantor")**, does hereby grant, convey and quitclaim unto **Case, LLC**, an Alabama limited liability company ("**Grantee**"), all of the Grantor's right, title and interest in and to the following described real estate situated in Shelby County, Alabama, as more particularly described on **Exhibit "A"**, which is attached hereto and incorporated herein by reference (the "**Property**");

The Property is conveyed subject to all restrictions, easements, covenants, reservations, rights of way, severances, liens, encumbrances, and any other matters of record affecting the above-described Property as of the date hereof.

The said Property hereby conveyed is not the homestead of the said Grantor.

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

[SIGNATURE PAGE TO FOLLOW]

Shelby County, AL 09/15/2025
State of Alabama
Deed Tax: \$146.50

IN WITNESS WHEREOF, the Grantor, who is authorized to execute this conveyance, has hereunto set his signature and seal this 20 day of August, 2025.

GRANTOR:

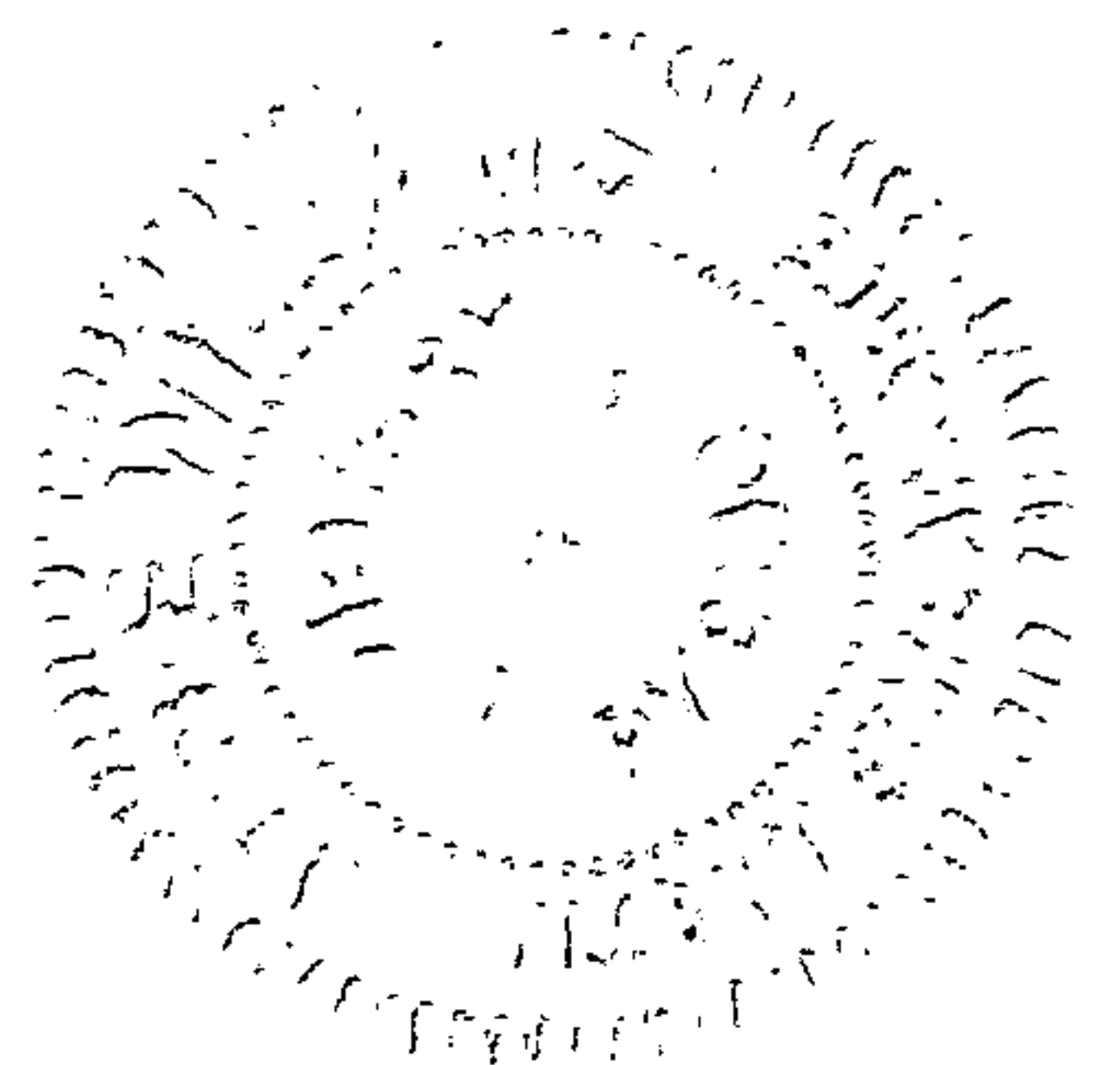
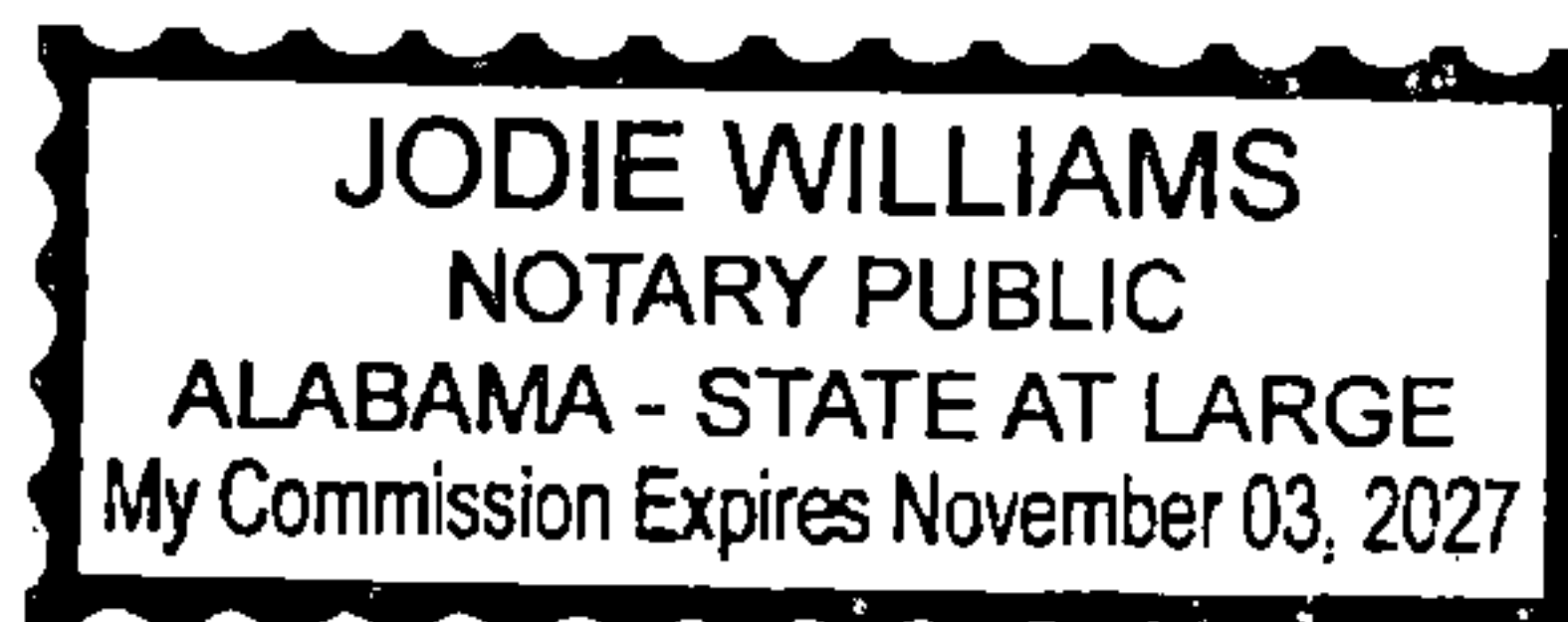
Walter Lee Stephens
Walter Lee Stephens

STATE OF ALABAMA)
COUNTY OF BIBB)

I, the undersigned, Notary Public in and for said County in said State, hereby certify that WALTER LEE STEPHENS, 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 the 20th day of Aug, 2025.

Jodie Williams
Notary Public
My commission expires: Nov 3, 2027





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EXHIBIT A
Legal Description

SHELBY COUNTY PUBLIC GIS ID#: 58-35-3-08-0-001-013.000

The Southeast Quarter of the Southwest Quarter; and all that part of the Southwest Quarter of the Southwest Quarter lying East of the present County Road, Section 8, Township 24 North, Range 13 East, in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Walter L. Stephens
Mailing Address P.O. Box 130
Brierfield, AL 35035

Grantee's Name Case, LLC
Mailing Address P.O. Box 60
Brierfield, AL 35035

Property Address Parcel ID# 58-35-3-08-0-001-013.000

Date of Sale August 20, 2025
Total Purchase Price \$
or
Actual Value \$ 146,160.00
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 Shelby County Tax Assessor's Appraised Value
☐ 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 8/20/2025

Print Walter L. Stephens

Unattested

Sign

Walt Stephens

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1