

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 19970428000129291
19970212000046941
19980616000223231
19930928000298721**

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:\$165.50



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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:

Walt 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 20 day of Aug, 2025.

Jodie Williams
Notary Public
My commission expires: 11/03/27

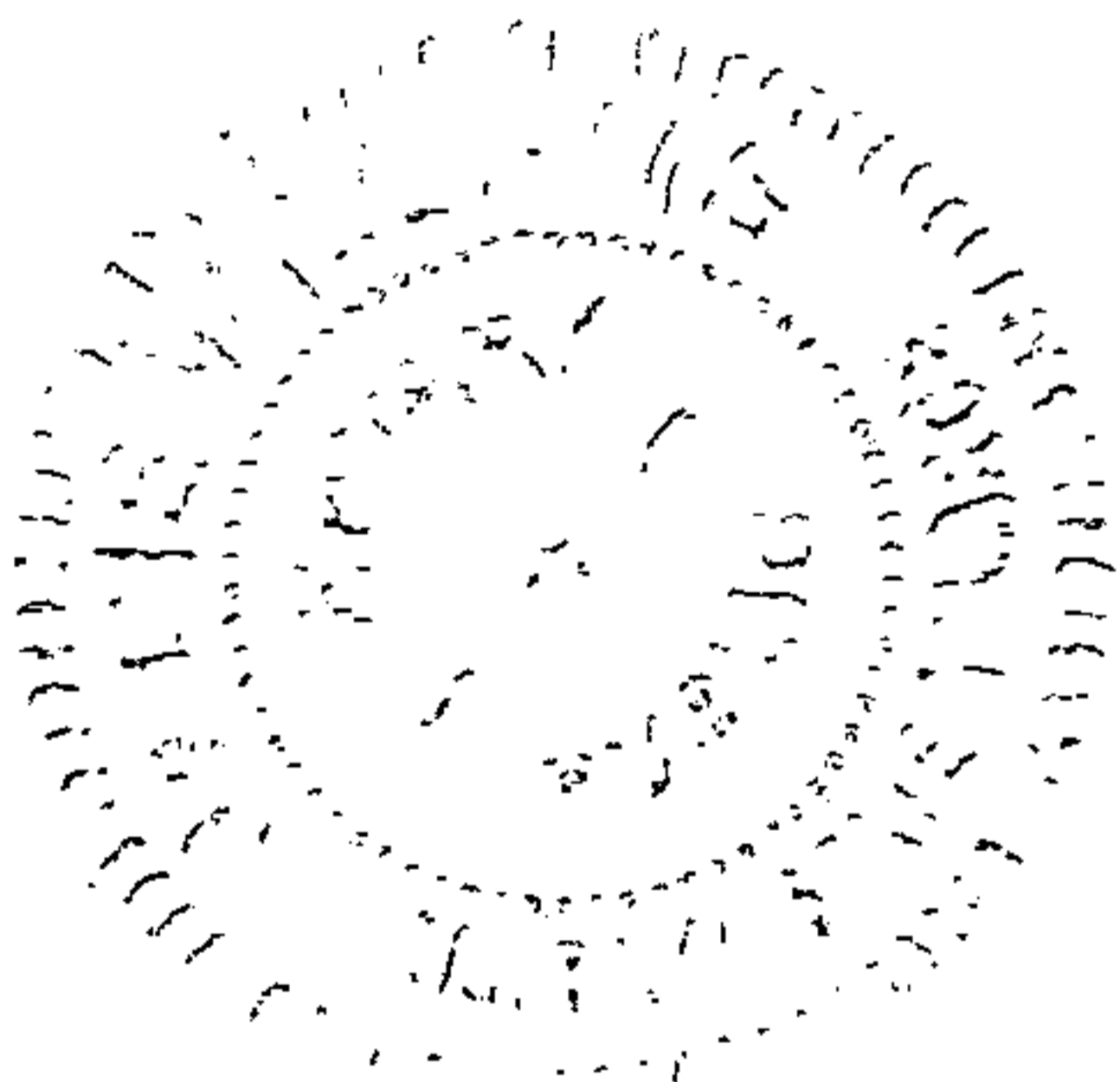
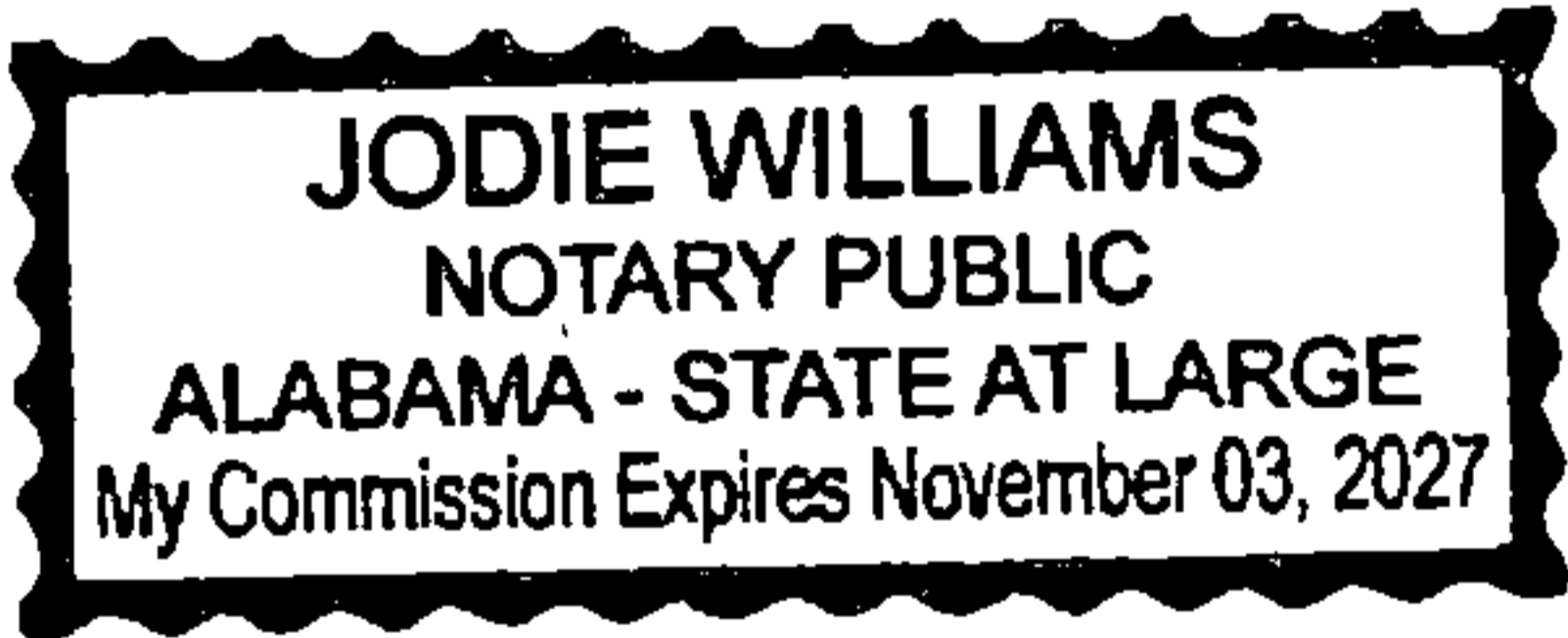


EXHIBIT A
Legal Description

SHELBY COUNTY PUBLIC GIS ID#s: 58-35-3-08-0-001-017.000; 58-35-3-08-0-001-017.002

PARCEL A:

From the SW corner of Sec. 8, Twp. 24-N, R-13-E, Shelby County, Alabama, run along the West Sec. line N 01 deg. 14' 26" W 1012.0 feet to the beginning point of subject parcel of land; from said point, continue along said course 320.51 feet to an iron rod previously established; thence run N 67 deg. 08' 26" E 284.94 feet; thence run S 04 deg. 06' 42" W along the East line of Dickie Knowles lot for 100 feet; thence run S 36 deg. 52' 01" W 413.94 feet, back to the beginning point.

PARCEL B:

Begin at the Southwest corner of Section 8, Township 24 North, Range 13 East, thence run North along the West line of said section a distance of 1334.60 feet to the Northwest corner of the Southwest quarter (SW 1/4) of the Southwest quarter (SW 1/4) of said section; thence turn an angle of 65 deg. 54 min. to the right and run a distance of 654.84 feet; thence turn an angle of 114 deg., 05 min. to the right and run a distance of 173.50 feet; thence turn an angle of 88 deg. 54 min. to the left and run a distance of 321.15 feet to a point on the West R.O.W. line of Shelby County Highway #21; thence turn an angle of 69 deg. 09 min. to the right and run along the West R.O.W. line of said highway a distance of 300.00 feet; thence turn an angle of 5 deg. 20 min. to the left and continue along the West R.O.W. line of said highway a distance of 579.25 feet; thence turn an angle of 51 deg. 15 min. to the right and run a distance of 707.09 feet to a point on the south line of Section 8, Township 24 North, Range 13 East; thence turn an angle of 65 deg. 01 min. to the right and run west along the south line of said section a distance of 654.75 feet to the point of beginning. Situated in the Southwest quarter (SW 1/4) of the Southwest quarter (SW 1/4) and in the Northwest quarter (NW 1/4) of the Southwest quarter (SW 1/4) of Section 8, Township 24 North, Range 13 East, Shelby County, Alabama.



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LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL
DESCRIBED AS FOLLOWS:

Parcel #1

Begin at the Southwest corner of Section 8, Township 24 North, Range 13 East, thence run North along the West line of said section a distance of 955.00 feet; thence turn an angle of 91 deg. 10 min. to the right and run a distance of 1117.96 feet to the West R.O.W. line of a paved County Highway; thence turn an angle of 63 deg. 44 min. to the right and run along said R.O.W. line a distance of 349.95 feet; thence turn an angle of 51 deg. 15 min. to the right and run a distance of 707.09 feet to the South line of Section 8; thence turn an angle of 65 deg. 01 min. to the right and run West along the South line of said section a distance of 954.75 feet to the point of beginning. Situated in the SW 1/4 of the SW 1/4 of Section 8, Township 24 North, Range 13 East, Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL
DESCRIBED AS FOLLOWS:

Parcel #2

Commence at the SW corner of Section 8, Township 24 North, Range 13 East; thence run North along the West line of said Section 8, a distance of 1334.60 feet; thence turn an angle of 65 deg. 54 min. to the right and run a distance of 284.84 feet to the point of beginning; thence continue in the same direction a distance of 185.00 feet to the corner of the Willie Lee Johnson lot; thence turn an angle of 114 deg. 05 min. to the right and run a distance of 197.00 feet; thence turn an angle of 97 deg. 05 min. 48 sec. to the right and run a distance of 175 feet; thence turn an angle of 85 deg. 38 min. 05 sec. to the right and run a distance of 100 feet to the point of beginning. Situated in the West 1/2 of the SW 1/4 of Section 8, Township 24 North, Range 13 East, Shelby County, Alabama.



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ALSO an easement for a driveway described as follows:

Commence at the SW corner of Section 8, Township 24 North, Range 13 East; thence run North along the West line of said Section 8, a distance of 1334.60 feet; thence turn an angle of 65 deg. 54 min. to the right and run a distance of 469.84 feet; thence turn an angle of 114 deg. 05 min. to the right and run a distance of 185 feet to the point of beginning; thence turn an angle of 114 deg. 05 min. to the left and run a distance of 185 feet; thence turn an angle of 90 deg. 00 min. to the right and run a distance of 10.95 feet; thence turn an angle of 90 deg. 00 min. to the right and run a distance of 190.00 feet; thence turn an angle of 114 deg. 05 min. to the right and run a distance of 12.00 feet to the point of beginning; Situated in the W 1/2 of the SW 1/4 of Section 8, Township 24 North, Range 13 East, Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL
DESCRIBED AS FOLLOWS:

Parcel #3

A tract of land located in the SW 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 8, Township 24 North, Range 13 East, Shelby County, Alabama, described as follows: Begin at the Southwest corner of Section 8, Township 24 North, Range 13 East; thence turn North along the West line of said section a distance of 1334.60 feet to the Northwest corner of the SW 1/4 of the SW 1/4 of said section; thence turn an angle of 65 deg. 54 min. to the right and run a distance of 469.34 feet for the point of beginning of the property herein described; from the point thus obtained continue along the said line described above for a distance of 185 feet; thence turn an angle of 114 deg. 05 min. to the right and run a distance of 185 feet; thence turn an angle of 65 deg. 55 min. to the right and travel southwesterly 185 feet; thence turn an angle of 114 deg. 05 min. to the right and travel in a Northerly direction 185 feet to the point of beginning of the property herein conveyed.

Louis A. Knowles and Dorothy Jeannette Knowles also do hereby convey unto Willie Lee Johnson a right of way across other land of Louis A. Knowles and Dorothy Jeannette Knowles for ingress and egress, the said right of way being a uniform width of eleven and one-half feet with the South side of the right of way



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beginning and touching the Southeast corner of the property described above and conveyed above the said right of way shall continue from point to the Shelby County Highway #21, 321 feet, more or less, east of the parcel of property described.

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#s 58-35-3-08-0-001-017.002
58-35-3-08-0-001-017.000

Date of Sale August 20, 2025
Total Purchase Price \$
or
Actual Value \$ 165,150.00
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 a

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

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1