

This Instrument was Prepared by:

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

Send Tax Notice To: Hidden Oaks Construction LLC d/b/a
Dempsey Built

2000 Bluestone Cir
Birmingham, AL 35242

File No.: S-25-30767

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Fifty Nine Thousand Dollars and No Cents (\$159,000.00)**, 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 Rebecca Ann Ross, Probate Case # PR-2025-001318, in the Probate Office of Shelby County, Alabama and Rodney Ross, a married man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Hidden Oaks Construction LLC d/b/a Dempsey Built**, (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 2026 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

No part of the homestead of Rodney Ross or spouse, if any.

\$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 17th day of Sept, 2025.

THE ESTATE OF REBECCAANN ROSS,
PROBATE CASE # PR-2025-001318, IN THE
PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA

Rodney Ross
Rodney Ross
Personal Representative

Rodney Ross
Rodney Ross

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 Rodney Ross as Personal Representative of The Estate of Rebecca Ann Ross, Probate Case # PR-2025-001318, in the Probate Office of Shelby County, Alabama and Rodney Ross, 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 17th day of Sept, 2025.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 8-19-28

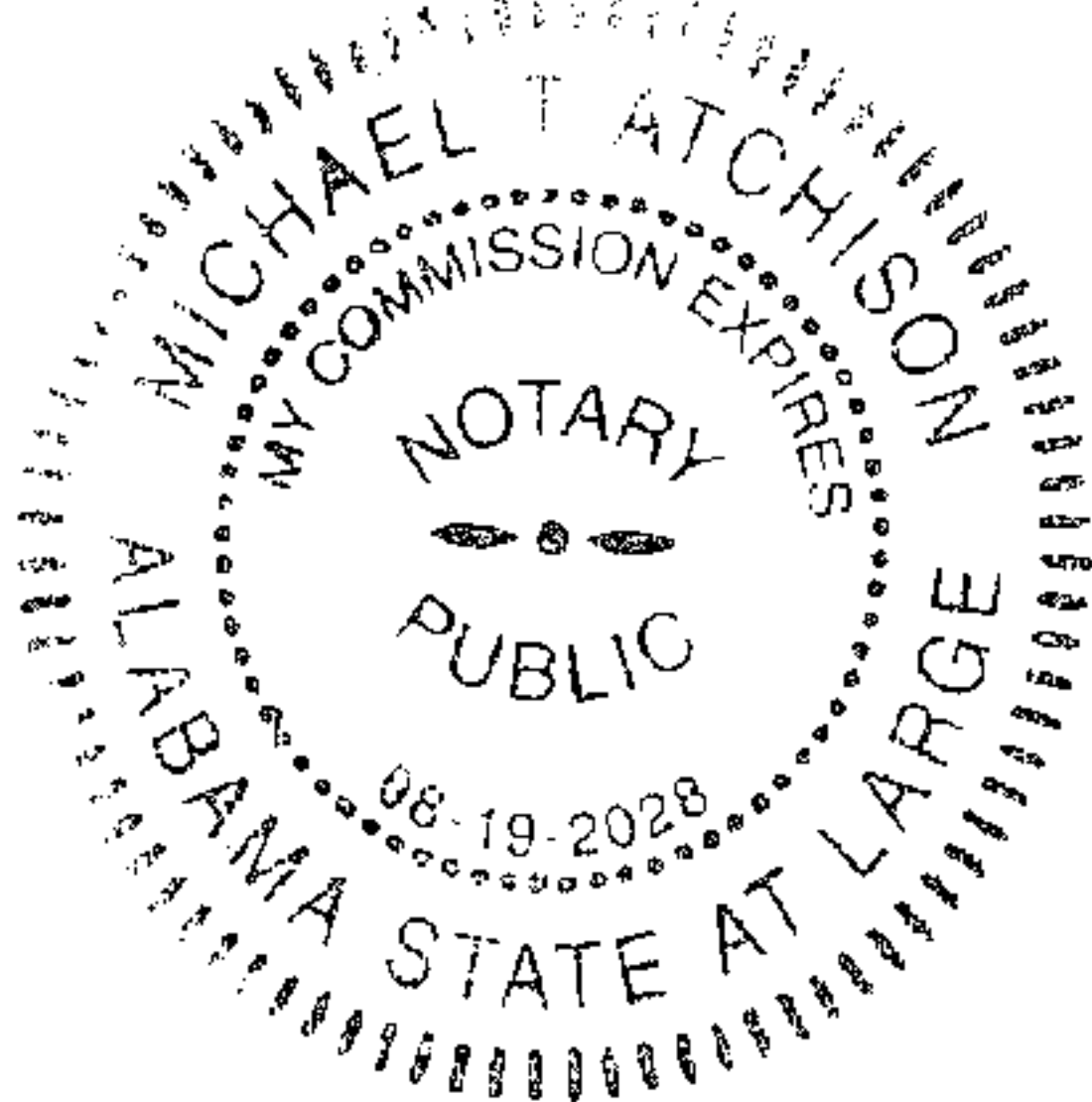


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NE corner of Section 3, Township 20 South, Range 1 West; thence run South along the East line of said Section, a distance of 48.51 feet to the South margin of a gravel road and the point of beginning; thence turn an angle of 72 degrees 11 minutes to the right and run along the South margin of said road, a distance of 461.93 feet; thence turn an angle of 89 degrees 05 minutes to the left and run a distance of 342.55 feet; thence turn an angle of 82 degrees 23 minutes to the left and run a distance of 883.00 feet to the West right of way line of Highway 47; thence turn an angle of 108 degrees 10 minutes to the left and run along the West right of way line of said road a distance of 600.31 feet to the South margin of said gravel road; thence turn an angle of 99 degrees 35 minutes to the left and run along the South margin of said road a distance of 166.45 feet; thence turn an angle of 9 degrees 28 minutes to the left and run along the South margin of said road a distance of 131.55 feet; thence turn an angle of 28 degrees 42 minutes to the right and run a distance of 32.92 feet to the point of beginning. Situated in the NE 1/4 of the NE 1/4 of Section 3, and the NW 1/4 of the NW 1/4 of Section 2, Township 20 South, Range 1 West, and the SW 1/4 of the SW 1/4 of Section 35, Township 19 South, Range 1 West, Shelby County, Alabama.

LESS AND EXCEPT that portion conveyed to Shelby County as shown in deed recorded in Instrument #20120131000037350, in Probate Office.

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 Rebecca Ann Ross, Probate Case # PR-2025-001318, in the Probate Office of Shelby County, Alabama Rodney Ross	Grantee's Name	Hidden Oaks Construction LLC d/b/a Dempsey Built
Mailing Address	<u>129 Idle Wild Rd</u> <u>Alexander City, AL 35010</u>	Mailing Address	<u>2000 Bluestone Circle</u> <u>Birmingham, AL 35242</u>
Property Address	<u>10563 Chelsea Rd.</u> <u>Chelsea, AL 35043</u>	Date of Sale	<u>September 17, 2025</u>
		Total Purchase Price	<u>\$159,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</u> Sales Contract	<u> </u> Other
<u> </u> 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 September 09, 2025

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/18/2025 09:02:44 AM
\$187.00 KELSEY
20250918000286620

Print The Estate of Rebecca Ann Ross, Probate Case #
PR-2025-001318, in the Probate Office of Shelby
County, Alabama

Form RT-1