



20250926000295470 1/5 \$153.50
Shelby Cnty Judge of Probate, AL
09/26/2025 10:27:39 AM FILED/CERT

STATE OF ALABAMA :
COUNTY OF SHELBY :

GIFT STATUTORY DEED

THIS INDENTURE is made and entered into on this the 22ND day of SEP, 2025, by and between ROBERT P. BALL, JR., and LESLIE A. EDWARDS, as Trustees of THE BALL EDWARDS FAMILY TRUST a/k/a THE BALL/EDWARDS TRUST, as Grantor; and, ROBERT P. BALL, SR. as Grantee.

WITNESSETH:

NOW THEREFORE, in consideration of the sum of TEN and NO/100 DOLLARS, (\$10.00), cash, in hand and the love and affection the Grantor has for the Grantee, the said Grantor has granted, bargained and sold and does by these presents grant, bargain, sell and convey unto the said Grantee, all of its remainder interest in and to the following described property situated, lying and being in the County of Shelby and State of Alabama, to-wit:

Commence at the SE corner of Section 25, Township 18 South, Range 1 East, thence run North 83 degrees 23 minutes West a distance of 177.0 feet to a point on the West R.O.W. line of County Highway #55, thence turn an angle of 97 degrees 12 minutes to the right and run along the West R.O.W. line of said highway a distance of 368.0 feet to the point of beginning, thence continue in the same direction a distance of 220.0 feet, thence turn an angle of 83 degrees 50 minutes to the left and run a distance of 210.0 feet, thence turn an angle 96 degrees 10 minutes to the left and run a distance of 220.0 feet, thence turn an angle of 83 degrees 50 minutes to the left and run a distance of 210.0 feet to the point of beginning. Situated in the SE ¼ of the SE ¼ of Section 25, Township 18 South, Range 1 East, Shelby County, Alabama.

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.
- (4) Subject to Right of Way to Shelby County as recorded in Deed Book 135, Page 151.
- (5) Subject to Permits to Alabama Power Company recorded in Deed Book 108, Page 85 and Deed Book 220, Page 841.

SUBJECT, HOWEVER, TO: any and all easements, reservations, restrictions, rights-of-way heretofore filed for record which affect said property; all mineral and mining rights heretofore reserved and not owned by Grantors; any and all rights of parties in possession, variation in area or in measurements, boundary line disputes, roadways, unrecorded servitudes or easements, any matters not of record including lack of access which would be disclosed by an accurate survey and inspection of the property, and easements or other uses of subject property not visible from the surface.

TO HAVE AND TO HOLD, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee, his heirs and assigns.

Shelby County, AL 09/26/2025
State of Alabama
Deed Tax: \$118.50



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IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal on this
the day, month and year first hereinabove written.

Robert P. Ball, Jr.

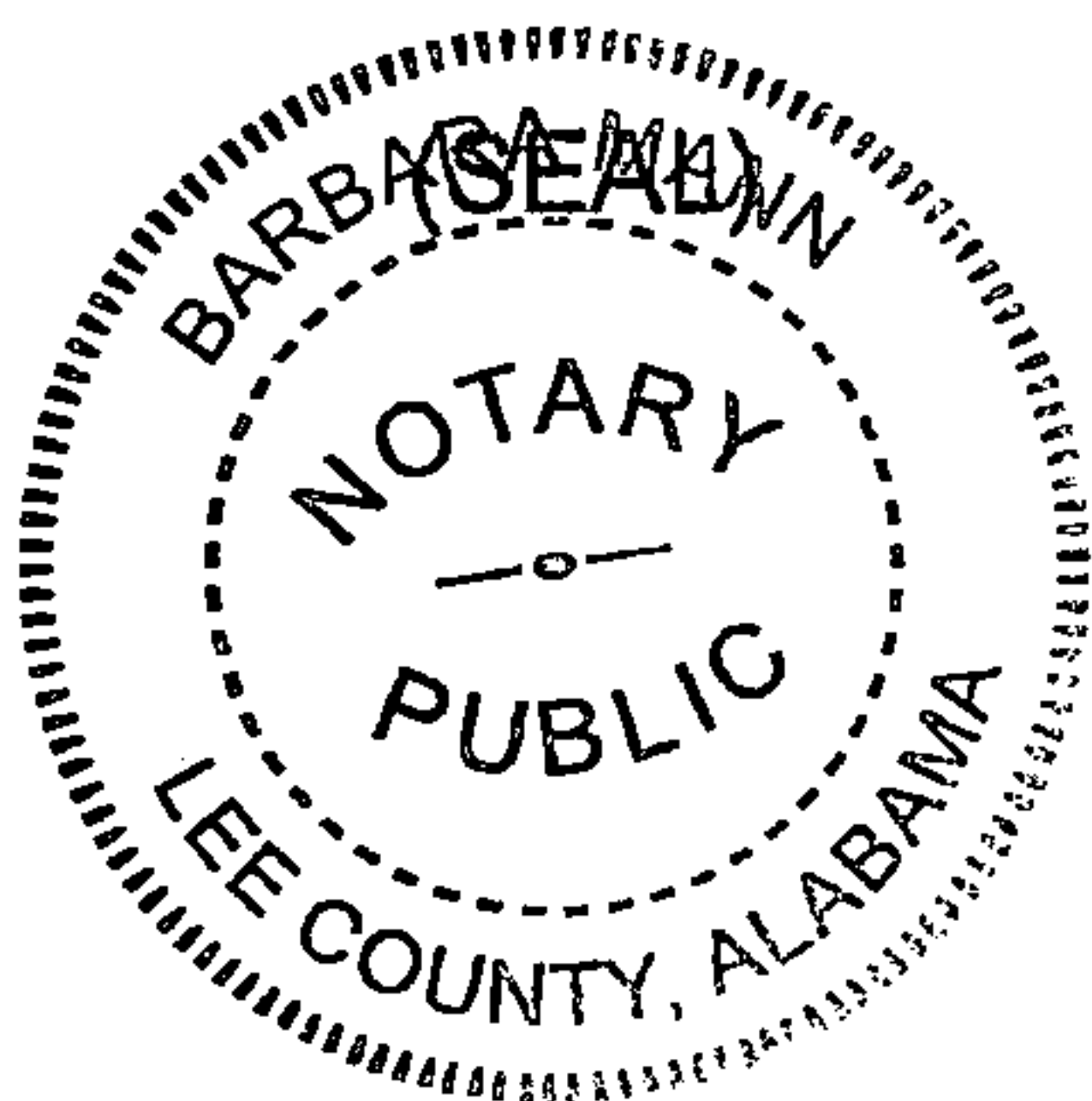
(SEAL)

Robert P. Ball, Jr., as Trustee of The Ball
Edwards Family Trust a/k/a The Ball/Edwards
Trust

STATE OF Alabama :
COUNTY OF Lee :

I, the undersigned, a Notary Public in and for said State and County, hereby certify
that ROBERT P. BALL, JR. whose names as Trustee of THE BALL EDWARDS FAMILY
TRUST, a/k/a THE BALL/EDWARDS TRUST 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 and with full authority for
and as the act of said Trust, on the day the same bears date.

GIVEN UNDER MY HAND AND SEAL on this the 22 day of September,
2025.



Barbara Mann

Notary Public

My Commission Expires: 06-22-2026

Leslie A. Edwards

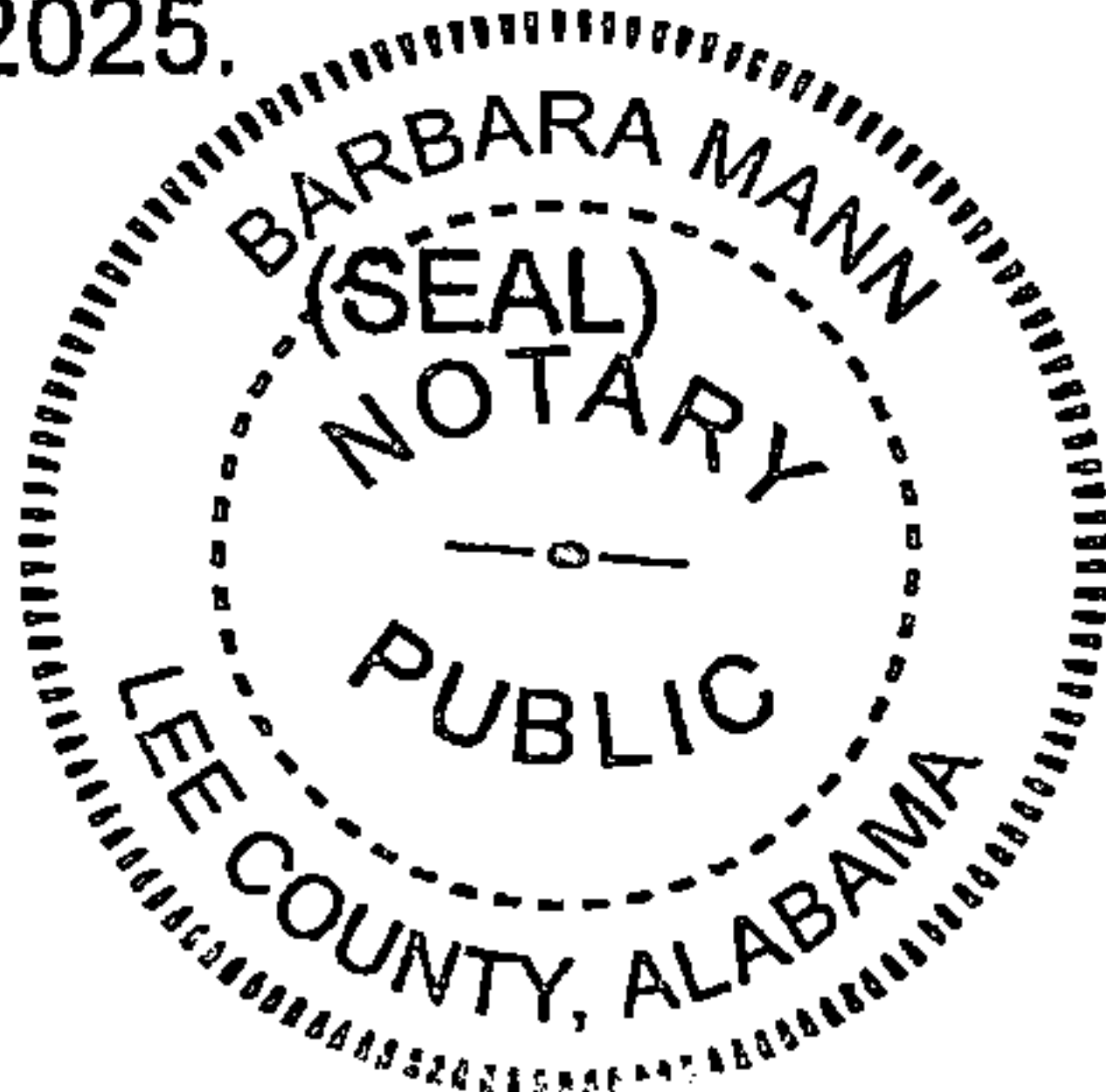
(SEAL)

Leslie A. Edwards, as Trustee of The Ball
Edwards Family Trust a/k/a The Ball/Edwards
Trust

STATE OF Alabama :
COUNTY OF Lee :

I, the undersigned, a Notary Public in and for said State and County, hereby certify
that LESLIE A. EDWARDS, whose name as Trustee of THE BALL EDWARDS FAMILY
TRUST, a/k/a THE BALL/EDWARDS TRUST 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 the same voluntarily and with full authority for
and as the act of said Trust, on the day the same bears date.

GIVEN UNDER MY HAND AND SEAL on this the 22 day of September,
2025.



Barbara Mann

Notary Public

My Commission Expires: 06-22-2026



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This Instrument Was Prepared By:
John C. Calame
GAMBLE, GAMBLE, CALAME & JONES, LLC
Attorneys at Law
Post Office Box 345
Selma, Alabama 36702-0345

[The preparation of this document does not constitute an examination of title as to the property described herein. The above attorneys have made no such title examination unless reflected by separate documents signed by such attorneys.]

GRANTEE'S ADDRESS: See attached Real Estate Validation Form



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CERTIFICATE OF TRUST

The undersigned, ROBERT P. BALL, JR., and pursuant to Ala. Code § 19-3B-1013 (1975), does hereby certify as follows:

- (1) The trust exists and the trust instrument was executed on October 24, 2014.
- (2) The settlors are Robert P. Ball, Jr., and Leslie A. Edwards.
- (3) The current acting Trustees are Robert P. Ball, Jr., and Leslie A. Edwards, whose address is 732 Mercer Circle, Auburn, Alabama 36830
- (4) The Trustees have the power to sell real estate pursuant to Article IV of the Trust.
- (5) This Trust is revocable by the settlors during their lifetimes.
- (6) The Trustees have authorization to sign and are required to sign in order to exercise powers under the Trust.
- (7) The trust's taxpayer identification number will be provided upon specific request; and
- (8) The name in which title to trust property may be taken or conveyed: Robert P. Ball, Jr., and Leslie A. Edwards, as Trustees of The Ball/Edwards Family Trust.

I do hereby certify the above is true and correct and that the trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this Trust Certification to be incorrect.

DATED this the 22ND day of SEP, 2025.

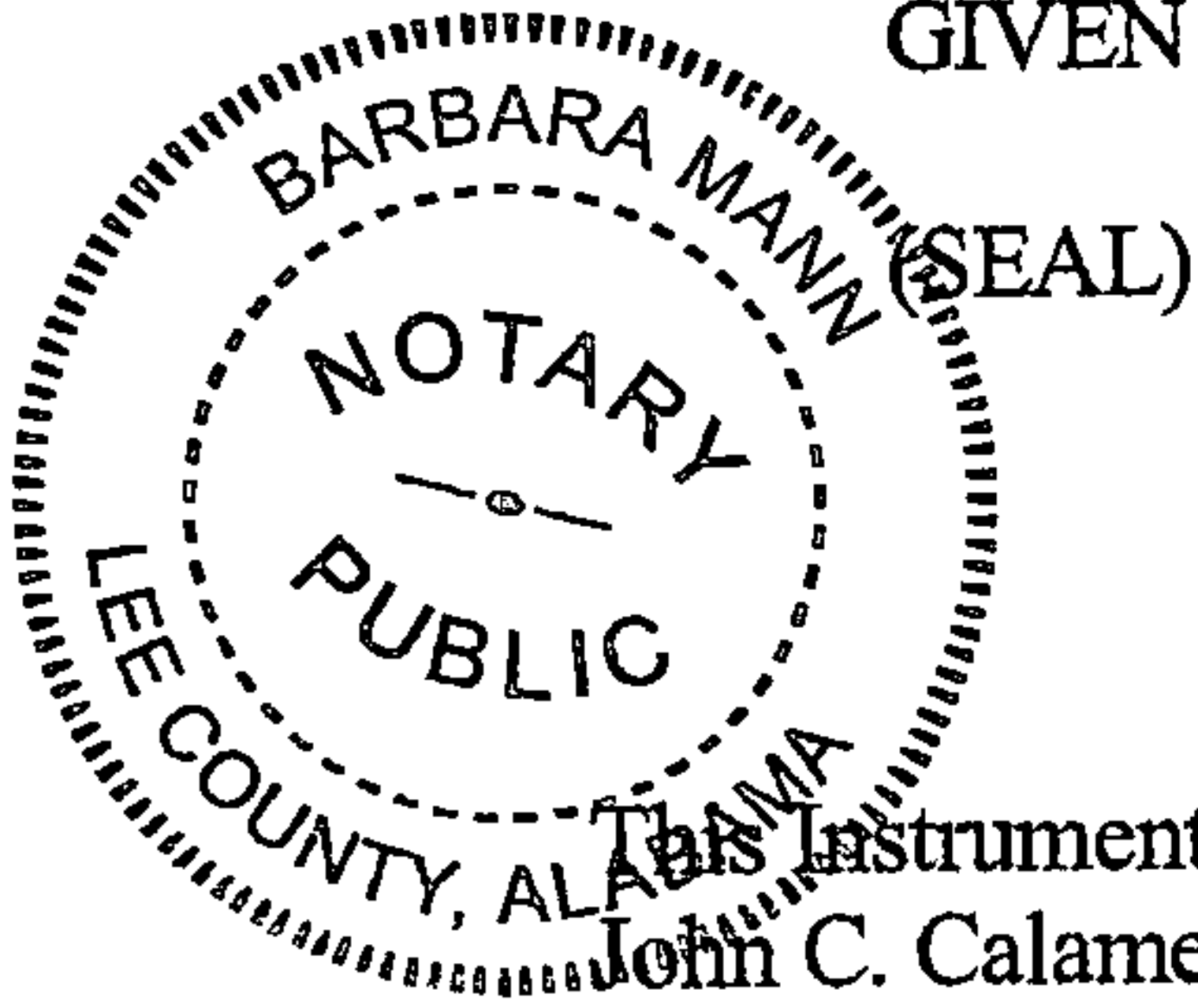
Robert P. Ball, Jr., Trustee

STATE OF ALABAMA :

COUNTY OF Lee :

I, the undersigned authority, a Notary Public in and for said State and County, do hereby certify that ROBERT P. BALL, JR., whose name as Trustee of THE BALL/EDWARDS FAMILY TRUST, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of said instrument, he, as such Trustee and with full authority executed the same voluntarily, for and as the act of said Trust.

GIVEN UNDER MY HAND AND SEAL on this the 22 day of September, 2025.



Notary Public

My Commission Expires: 09-22-2026

This Instrument Was Prepared By:
John C. Calame

GAMBLE, GAMBLE, CALAME & JONES, LLC
807 Selma Avenue, Selma, AL 36701



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Real Estate Sales Validation Form

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

Grantor's Name	<u>The Ball Edwards Family Trust</u>	Grantee's Name	<u>Robert P. Ball Sr.</u>
Mailing Address	<u>16247 Highway 55</u> <u>Sterrett, AL 35147</u>	Mailing Address	<u>16247 Highway 55</u> <u>Sterrett, AL 35147</u>
Property Address	<u>16217 Highway 55</u> <u>Sterrett, AL 35147</u>	Date of Sale	_____
		Total Purchase	_____
		or	
		Actual Value	_____
		or	
		Assessor's Market	<u>\$118,500.00</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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other <u>Tax Assessor's Assessment Sheet</u>
<input type="checkbox"/> Closing Statement	<u>Less retained life estate</u>

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 tax payer 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 22 SEP 2025

Unattested Gamble, Gamble, Calame & Jones, LLC
(verified by)

Print Robert P. Ball, Jr.

Sign Robert P. Ball, Jr.
(Grantor/Grantee/Owner/Agent)