

Property Address:
2055 Ridge Lake Drive
Hoover, AL 35244

Grantee's Address:
2055 Ridge Lake Dr
Hoover, AL 35244

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TWO MILLION SEVEN HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$2,725,000.00), and other good and valuable consideration in hand paid to Mary E. Stockard, an unmarried woman, and Fishers Bottom Ltd., Inc., a Georgia Corporation (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by the Chace Andrew Nelson and Ashley Brooke Nelson, as joint tenants with right of survivorship (hereinafter referred to as "Grantee(s)"), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee(s), in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

Parcel 1:

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, AND RUN IN A WESTERLY DIRECTION ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 624.00 FEET, THENCE TURN A DEFLECTION ANGLE TO THE RIGHT OF 90 DEGREES 00 MINUTES 00 SECONDS AND RUN IN A NORTHERLY DIRECTION FOR A DISTANCE OF 144.00 FEET, THENCE TURN A DEFLECTION ANGLE TO THE RIGHT OF 90 DEGREES 00 MINUTES 00 SECONDS AND RUN IN AN EASTERLY DIRECTION FOR A DISTANCE OF 190.00 FEET, THENCE TURN A DEFLECTION ANGLE TO THE LEFT OF 24 DEGREES 16 MINUTES 23 SECONDS AND RUN IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 469.35 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 2 WEST, THENCE TURN A DEFLECTION ANGLE TO THE RIGHT OF 113 DEGREES 13 MINUTES 44 SECONDS AND RUN IN A SOUTHERLY DIRECTION ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 337.00 FEET TO THE POINT OF BEGINNING.

Prior Deed Reference: Instrument # 20081003000391590

NOTE: Cecil R. Stockard passed away on April 11, 2013.

Parcel 2:

Commence at the Southeast Corner of the Southeast Quarter of the Southwest Quarter of Section 17, Township 19 South, Range 2 West; thence run North 00 degrees 00 minutes 29 seconds East along the East line of said Quarter-Quarter for a distance of 534.99 feet to the point of beginning; thence run along last described course for a distance of 808.55 feet to the Northeast Corner of said Quarter-Quarter; thence run North 88 degrees 50 minutes 47 seconds West along the North line of said Quarter-Quarter for a distance of 924.17 feet to a point on the centerline of the Cahaba River; thence leaving said North line, run South 17 degrees 15 minutes 32 seconds East along said centerline for a distance of 202.52 feet; thence run South 11 degrees 38 minutes 17 seconds East along said centerline for a distance of 324.96 feet; thence run South 18 degrees 48 minutes 59 seconds West along said centerline for a distance of 135.37 feet; thence run South 22 degrees 44 minutes 15 seconds West along said centerline for a distance of 67.56 feet; thence run South 01 degrees 32 minutes 44 seconds East along said centerline for a distance of 111.24 feet; thence run South 05 degrees 04 minutes 24 seconds East along said centerline for a distance of 208.86 feet; thence run South 02 degrees 54 minutes 09 seconds East along said centerline for a distance of 26.42 feet; thence leaving said centerline, run North 75 degrees 22 minutes 18 seconds East for a distance of 873.51 feet to the point of beginning. Said parcel contains 790,649 square feet or 18.15 acres, more or less.

Prior Deed Reference: Instrument # 20021108000557510

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

\$2,180,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

For ad valorem tax purposes only, the address for the above described property is 2055 Ridge Lake Drive Hoover, AL 35244.

TO HAVE AND TO HOLD unto said Grantee(s), and the heirs and assigns of said Grantee(s), in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee(s), for the Grantor(s), and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), Grantee's heirs and assigns, that the Grantor(s) is seized

of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 20th of October, 2025.

Mary E. Stockard

Mary E. Stockard

Mary E. Stockard

Fishers Bottom Ltd., Inc., a Georgia Corporation

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Mary E. Stockard and Fishers Bottom Ltd., Inc. whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of October, 2025.

Wally Ch

Notary Public

My Commission Expires: 7/1/29



DOCUMENT PREPARED BY:
Jonathan Roper, esq.
135 Gemini Circle, Ste 212
Birmingham, AL 35209

AFTER RECORDING RETURN TO:
Roper and Wilson, LLC
135 Gemini Circle, Ste 212
Birmingham, AL 35209



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/22/2025 12:46:39 PM
 \$579.00 BRITTANI
 20251022000324270

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Mary E. Stockard
 Mailing Address 2055 Ridge Lake Drive
Hoover, AL 35244

Grantee's Name Chace Andrew Nelson
 Mailing Address 2055 Ridge Lake Drive
Hoover, AL 35244

Property Address 2055 Ridge Lake Drive
Hoover, AL 35244

Date of Sale October 20, 2025
 Total Purchase Price \$2,725,000.00

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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other: _____

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 10/20/25

Print Walker Cobb

Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one