

This instrument prepared by:
JESSICA KIRK DRENNAN
500 Office Park Drive, Suite 100
Birmingham, AL 35223

SEND TAX NOTICE TO:
Dana Evelyn Stockli
2930 Cahaba Valley Road
Indian Springs Village, AL 35124

Source of Title: Instrument #20180208000041530.

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that pursuant to a Final Judgment of Divorce entered in Civil Action *Stockli v. Stockli*, DR-2024-900356, Shelby County, Alabama, and for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid by the Grantee herein, the receipt of which is acknowledged, the undersigned **DANA EVELYN STOCKLI**, an unmarried woman, and **WALTER GAVIN STOCKLI**, an unmarried man (hereinafter referred to as **GRANTORS**), do grant, bargain, sell and convey unto **DANA EVELYN STOCKLI**, (hereinafter referred to as **GRANTEE**) the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL 1

Part of the NW ¼ of the SE ¼ and a part of the SW ¼ of the NE ¼ of Section 28, Township 19 South, Range 2 West, being more particularly described as follows: Commence at the Southeast corner of the NW ¼ of the SE ¼ of Section 28, Township 19 South, Range 2 West; thence run North 02 degrees 04 minutes 34 seconds East along the east line of said ¼ · ¼ for a distance of 1247.34 feet to the point of beginning; thence continue along last described course for a distance of 75.0 feet to the SE corner of the SW ¼ of the NE ¼ of said Section 28; thence turn N 36 degrees 29 minutes 36 seconds West for a distance of 736.76 feet; thence run North 25 degrees 00 minutes 00 seconds West for a distance of 320.16 feet to the southeast right of way of Cahaba Valley Road; thence run South 66 degrees 00 minutes 20 seconds West along said right of way for a distance of 30.00 feet; thence run South 24 degrees 59 minutes 58 seconds East for a distance of 506.61 feet; thence run South 52 degrees 19 minutes 50 seconds West for a distance of 515.65 feet; thence run South 43 degrees 47 minutes 48 seconds East for a distance of 506.40 feet to the centerline of Bishop Creek; thence run North 66 degrees 13 minutes 47 seconds East for a distance of 482.71 feet along the centerline of said creek to the point of beginning. Situated in Shelby County, Alabama.

SUBJECT TO:

1. ALL PROPERTY TAXES INCLUDING BUT NOT LIMITED TO THOSE TAXES FOR THE PROPERTY TAX YEAR BEGINNING OCTOBER 1, 2024 THROUGH SEPTEMBER 30, 2025, WHICH CONSTITUTES A LIEN (BUT

DUE AND PAYABLE ON OR BEFORE DECEMBER 31, 2025) AND ALL TAXES THEREAFTER.

- 2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
- 3. Title to all minerals, within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damage
- 4. Easement(s), Building Line(s) and Restriction(s) as shown on recorded Map.
- 5. Right of way granted to Alabama Power Company recorded in Shelby Real 291, page 4; Deed Volume 101, Page 527 and Deed Volume 510.
- 6. Right of Way granted to Shelby County recorded in Deed Volume 135, Page 14.
- 7. Agreement recorded in Deed Volume 231, Page 592.
- 8. All other easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD unto said GRANTEE her heirs and assigns forever.

Grantors make no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantors have neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantors.

THE PREPARER OF THIS INSTRUMENT HAS SERVED AS A SCRIVENER ONLY AND HAS NOT EXAMINED ANY TITLE OR SURVEY RELATED MATERIAL WITH RESPECT TO THE PROPERTY DESCRIBED HEREIN AND DOES NOT GIVE ANY OPINION WITH RESPECT THERETO.

Given under my hand and seal on this the 22nd day of October, 2025.

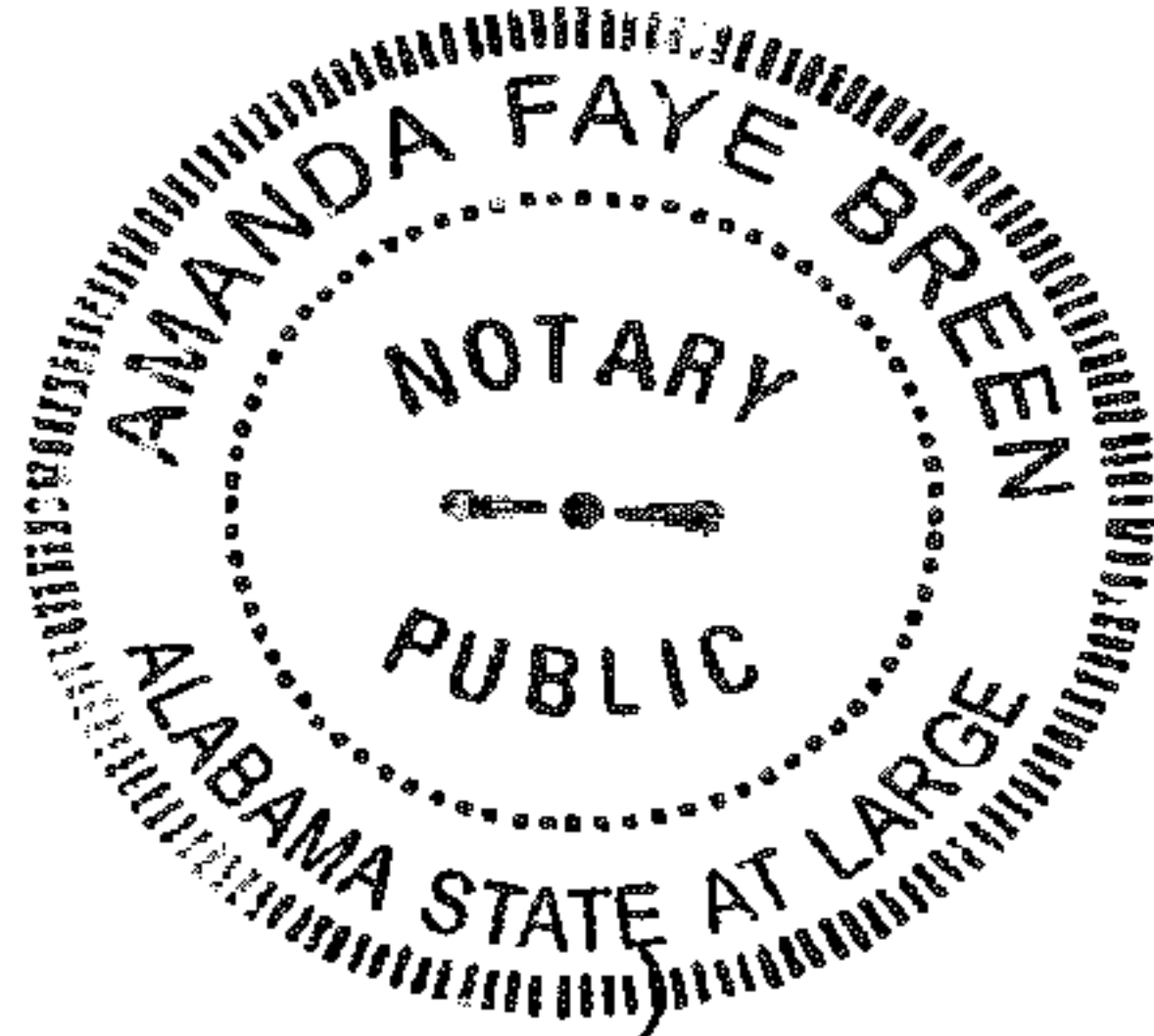
Dana Evelyn Stockli
DANA EVELYN STOCKLI

[Signature]
WALTER GAVIN STOCKLI

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned authority, Notary Public for the State of Alabama, do hereby certify that DANA EVELYN STOCKLI 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, executed the same voluntarily on the day that same bears date.

Given under my hand and office seal on this the 22nd day of October, 2025.

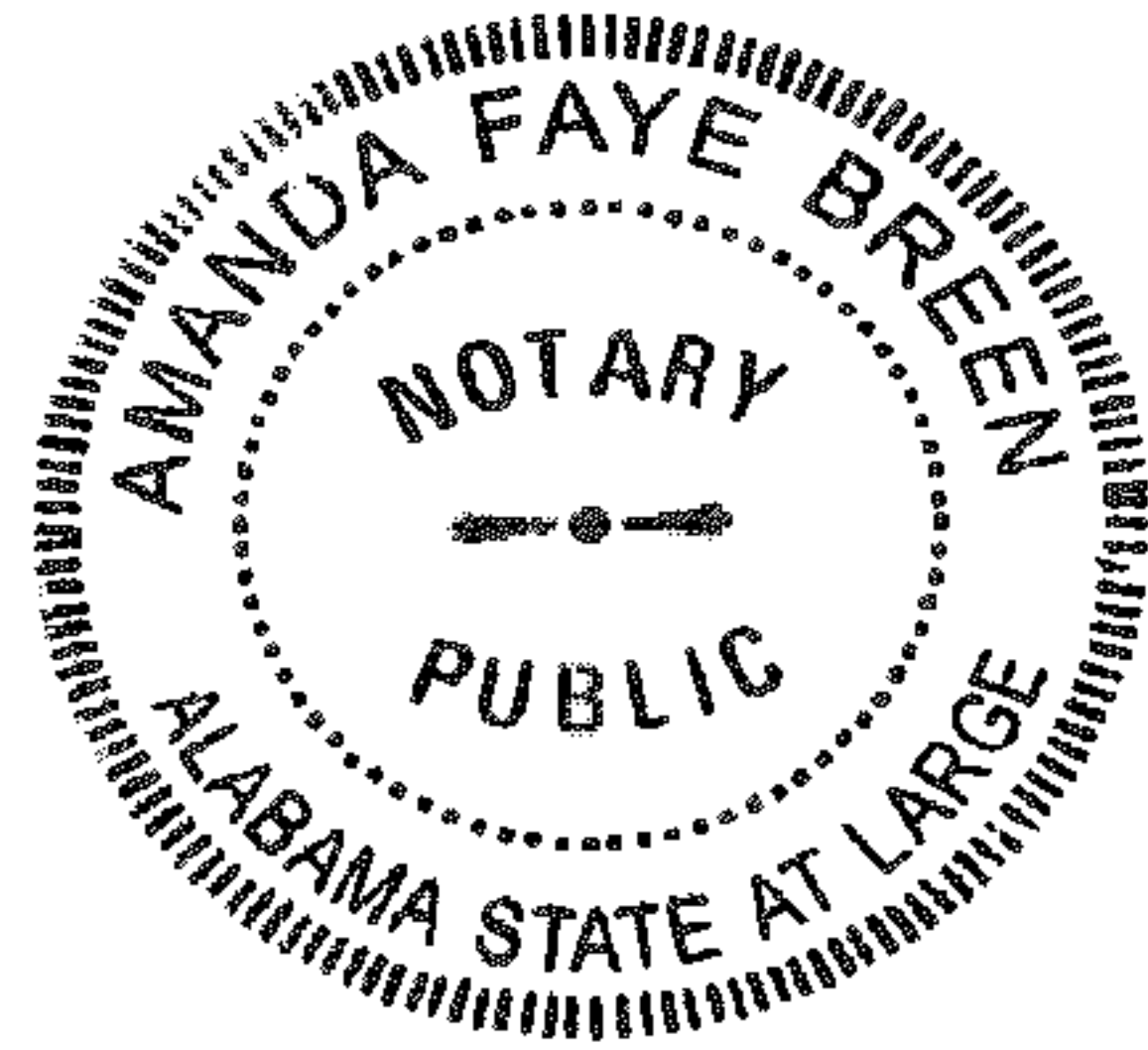


Amanda faye Breen
Notary Public
My Commission Expires: 4/9/29

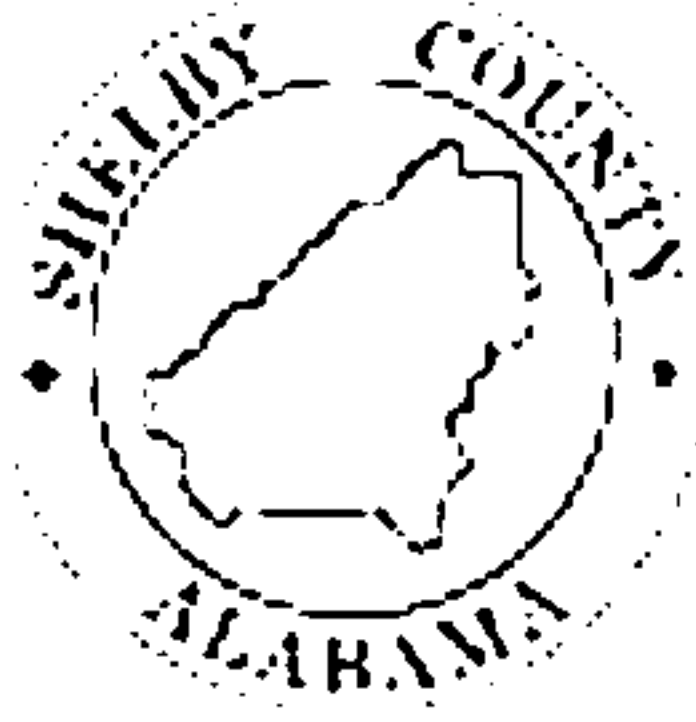
STATE OF ALABAMA
Jefferson COUNTY)

I, the undersigned authority, Notary Public for the State of Alabama, do hereby certify that **WALTER GAVIN STOCKLI**, 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, executed the same voluntarily on the day that same bears date.

Given under my hand and office seal on this the 22nd day of October, 2025.



Amanda faye Breen
Notary Public
My Commission Expires: 4/9/29



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/27/2025 01:05:22 PM
\$841.00 BRITTANI
20251027000328310

Alleis Bezel

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 Gavin Stockli & Dana Evelyn Stockli
Mailing Address 2930 Cahaba Valley Road
Indian Springs Village, AL 35124

Grantee's Name Dana Evelyn Stockli
Mailing Address 2930 Cahaba Valley Road
Indian Springs Village, AL 35124

Property Address 2930 Cahaba Valley Road
Indian Springs Village, AL 35124

Date of Sale 10/22/25
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 1,619,010 1/2 Value: \$809,505

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 Transfer to be paid on 1/2 Assessor Mkt. Value

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 10/27/25

Print Amanda Breen

Unattested _____
(verified by)

Sign Amanda Breen _____
(Grantor/Grantee/Owner/Agent) circle one