

This instrument was prepared by:
Gilmer T. Simmons
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:

Tom E. Stevens
3859 South Cove Drive
Birmingham, AL 35213

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **THIRTY THOUSAND AND 00/100 Dollars (\$30,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, I,

Ryan Carroll, a married man

(hereinafter referred to as “Grantor”) do grant, bargain, sell and convey unto

Tom E. Stevens

(hereinafter referred to as “Grantee”) the following described real estate situated in Shelby County, Alabama to-wit:

A lot located in the NE corner of the NE 1/4 of the SE 1/4 of Section 1, Township 21 South, Range 1 East thence run South 65 deg. 30 min. West a distance of 138.40 feet to a concrete post on the East right of way line of said County Road and the West line of River Road, a distance of 247.48 feet; thence run South 22 deg. 30 min. West of 90 feet to the Point of Beginning of a tract herein described from said Point of Beginning thus obtained continue along the said and same course and along said East right of way line of said County Road for a distance of 90 feet thence turn to an angle to the left of 98 deg. 51 min. and run South 76 deg. 31 min. East a distance of 134.57 feet; thence turn an angle to the left of 88 deg 11 min. for a distance of 80.40 feet thence turn to an angle to the left of 94 deg. 52 min. and run for a distance of 124.07 feet to the Point of Beginning, being situated in Shelby County, Alabama.

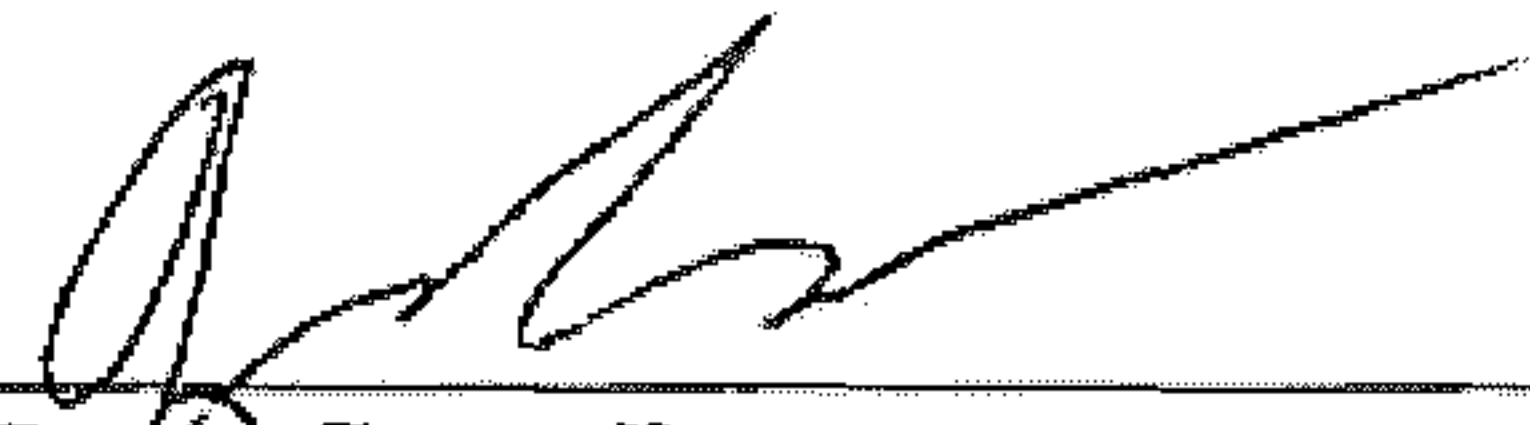
- Subject to:
- (1) 2025 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

The above described property does not constitute the homestead of the Grantor nor that of his spouse.

TO HAVE AND TO HOLD UNTO Grantee, his/her heirs and assigns, forever;

And I do for myself and for my heirs, executors, and administrators covenant with Grantee, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hand and seal, this 2 day of October, 2025.



Ryan Carroll

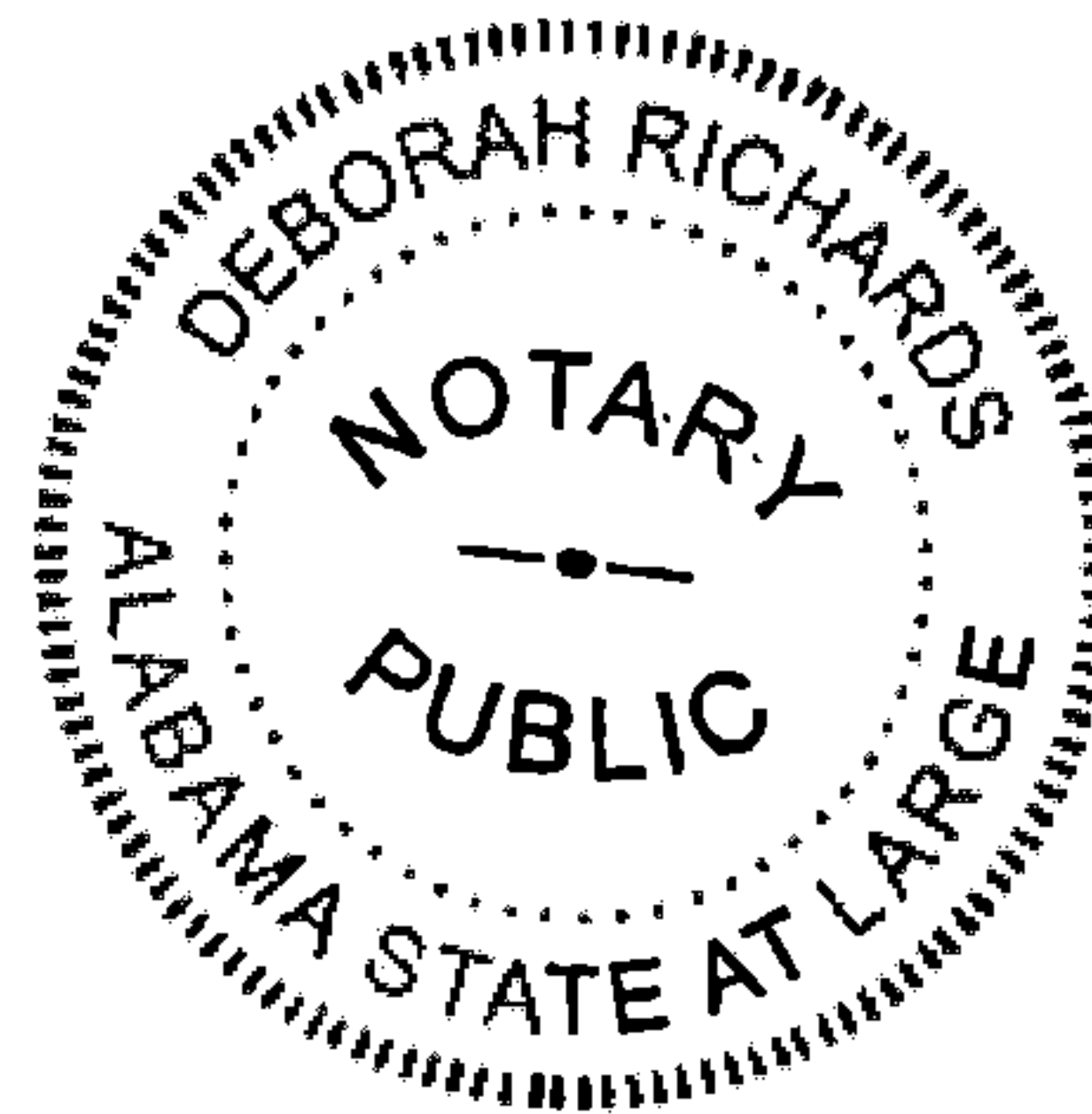
STATE OF ALABAMA

COUNTY OF Baldwin

I, the undersigned Notary Public in and for said County and State, hereby certify that Ryan Carroll, 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 2 day of October, 2025.


Notary Public
My Commission Expires: 03/07/2029



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>Ryan Carroll</u>	Grantee's Name	<u>Tom E. Stevens</u>
Mailing Address	<u>312 East Azalea Avenue</u>	Mailing Address	<u>3859 South Cove Drive</u>
			<u>Birmingham, AL 35213</u>
Property Address	<u>9660 South Main Street</u>	Date of Sale	<u>10/07/2025</u>
	<u>Wilsonville, AL 35186</u>	Total Purchase Price	<u>\$30,000.00</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)

☐ Bill of Sale	☐ Appraisal
☐ Sales Contract	☐ Other _____
☒ 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 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	<u>10/07/2025</u>	Print	<u></u>
☐ Unattested	_____	Sign	<u></u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/28/2025 02:48:45 PM
\$58.00 PAYGE
20251028000329870

Form RT-1

Allen S. Bayl