

This instrument was prepared by:
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, Alabama 35213

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS

That in consideration of **ONE HUNDRED SIXTY SEVEN THOUSAND AND 00/100 Dollars (\$167,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, I,

Ryan Alexander Branch, an unmarried 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:

Commence at the Northeast 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 County Highway #61 and the West line of We River Road; thence run South 22 deg. 32 min. West along the East right of way line of said County Highway #61 a distance of 247.48 feet to a point, thence run South 22 deg. 20 min. West a distance of 180.0 feet to the Point of Beginning; thence turn an angle of 98 deg. 51 min. to the left and run distance of 154.47 feet to a point; thence turn an angle of 83 deg. 30 min. 30 sec. to the right and run a distance of 85.80 feet to a point thence turn an angle of 96 deg. 29 min. 30 sec. to the right and run a distance of 184.80 feet to a point on the Southeast 30 ft. right-of-way line of said County Highway #61; thence run Northeasterly along said right-of-way line along a curve to the left a distance of 87.83 feet to the Point of Beginning. Said parcel of land is lying in the NE 1/4 of SE 1/4, Section 1, Township 21 South, Range 1 East. Situated in Shelby County, Alabama.

\$116,900.00 of the proceeds come from a mortgage recorded simultaneously herewith.

- Subject to:
- (1) 2026 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.

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

And I do for myself and for my heirs, executors, and administrators covenant with Grantee, his 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 heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hand and seal, this 23rd day of October, 2025



Ryan Alexander Branch

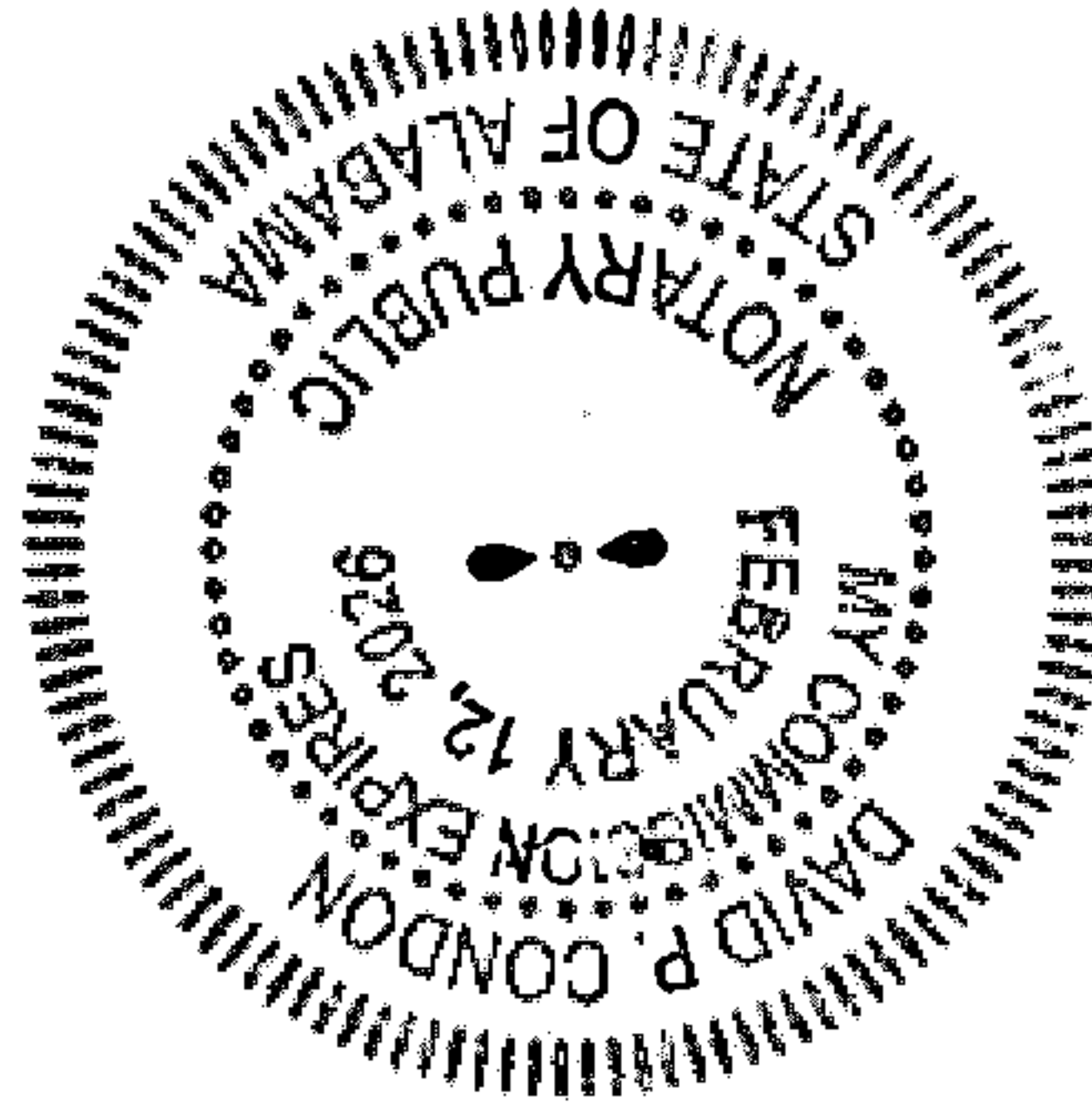
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Ryan Alexander Branch 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 23rd day of October, 2025.



Notary Public: David P. Condon
My Commission Expires: 02.12.2026



Real Estate Sales Validation Form

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

Grantor's Name	Ryan Alexander Branch	Grantee's Name	Tom E. Stevens
Mailing Address	113 Woodland Circle Chelsea, AL 35043	Mailing Address	3859 South Cove Drive Birmingham, AL 35213
Property Address	9640 South Main Street Wilsonville, AL 35186	Date of Sale	10/23/2025
		Total Purchase Price	\$167,000.00
		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	☐ 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.

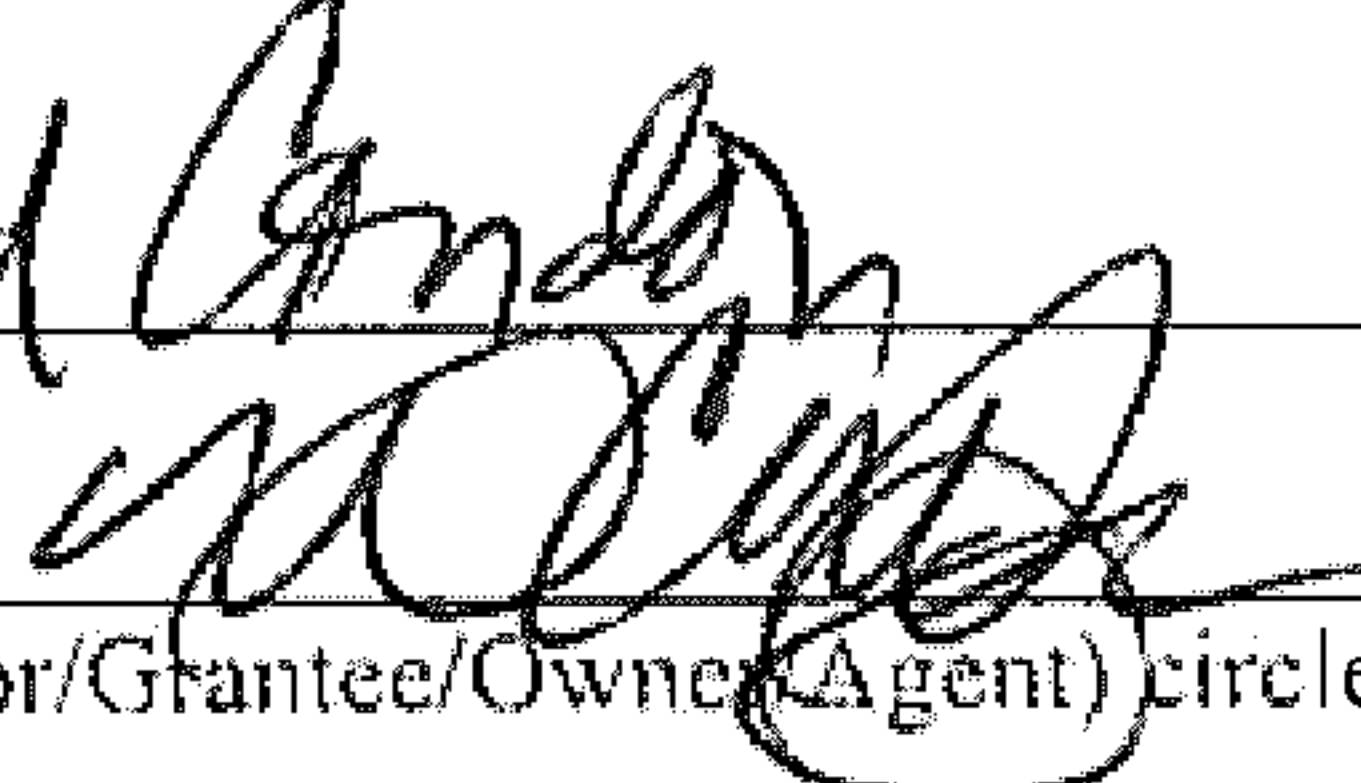
Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

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	10/27/2025	Print	David Gordon
☐ Unattested	_____	Sign	
	(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
10/29/2025 09:40:04 AM
\$78.50 JOANN
20251029000330690

Form RT-1

Allen S. Bayl