

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, Alabama 35213

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **FIFTY THOUSAND AND 00/100 Dollars (\$50,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, I,

Kelli Keel Foster, an unmarried person

(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:

Parcel I:

Commence at 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 degrees 30 minutes West a distance of 138.40 feet to a concrete post on the East right-of-way line of a paved county road and the West line of the River Road; thence run South 22 degrees 20 minutes West a distance of 90 feet; thence turn an angle to the left of 94 degrees 52 minutes and run for a distance of 124.07 feet; thence turn an angle to the left of 91 degrees 49 minutes and run for a distance of 80 feet; thence turn an angle to the left of 83 degrees 19 minutes and run for a distance of 114.30 feet to the Point of Beginning. Said property situated in the NE 1/4 of the SE 1/4 of Section 1.

Parcel II:

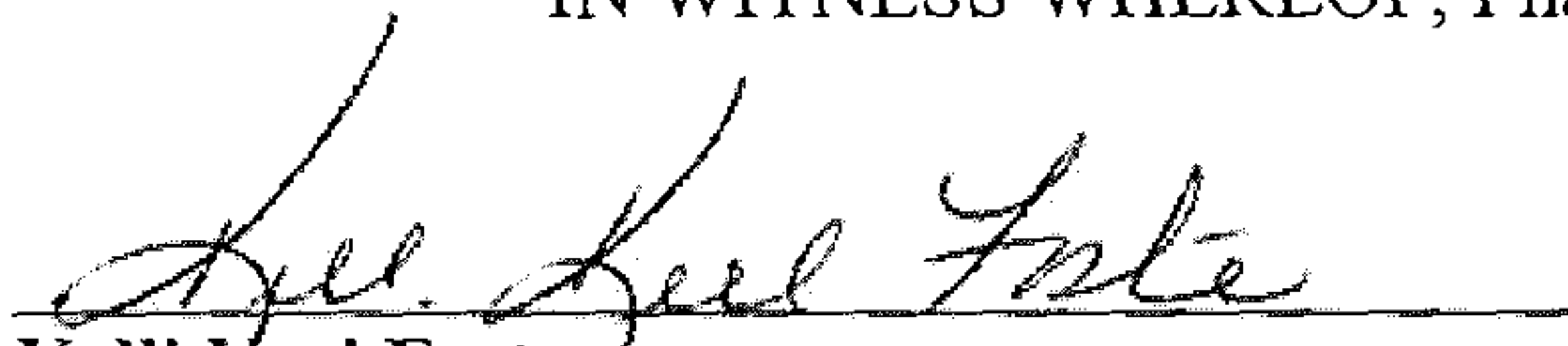
Commence at the NE corner of the NE 1/4 of SE 1/4 of Section 1, Township 21 South, Range 1 East; thence run South 65 degrees 30 minutes West a distance of 138.40 feet to a concrete post on the East right of way line of paved road and the West line of the River Road; thence run South 22 degrees 30 minutes West along the East right of way line of said road a distance of 180 feet; thence turn an angle to the left of 98 degrees 51 minutes and run South 76 degrees 31 minutes East a distance of 134.57 feet to the Point of Beginning of the tract herein described; from said Point of Beginning thus obtained continue along the same said course for a distance of 141.80 feet to an iron stake on the West right of way line of said River Road for a distance of 161.95 feet; then turn an angle to the left of 58 degrees 6 minutes and run for a distance of 73.20 feet to a point; thence turn an angle to the left of 96 degree 41 minutes and run for a distance of 160.40 feet to the Point of Beginning. Situated in Shelby County, Alabama.

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.

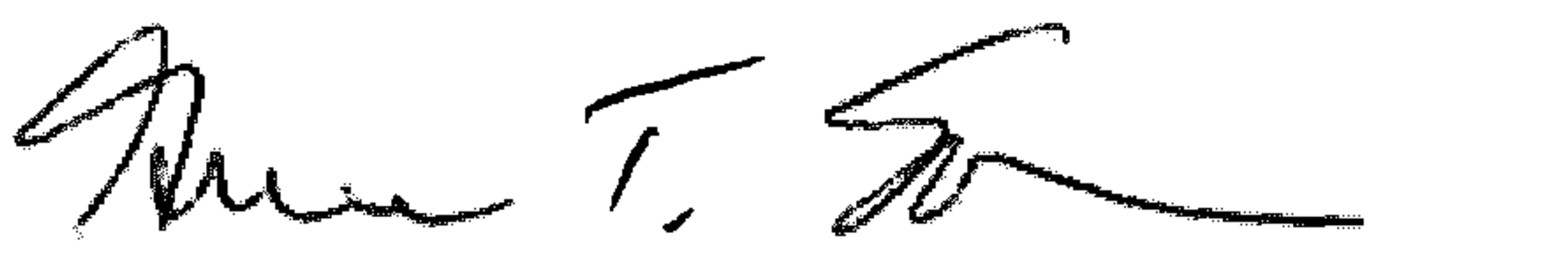
IN WITNESS WHEREOF, I have set my hand and seal, this 7th day of October, 2025.

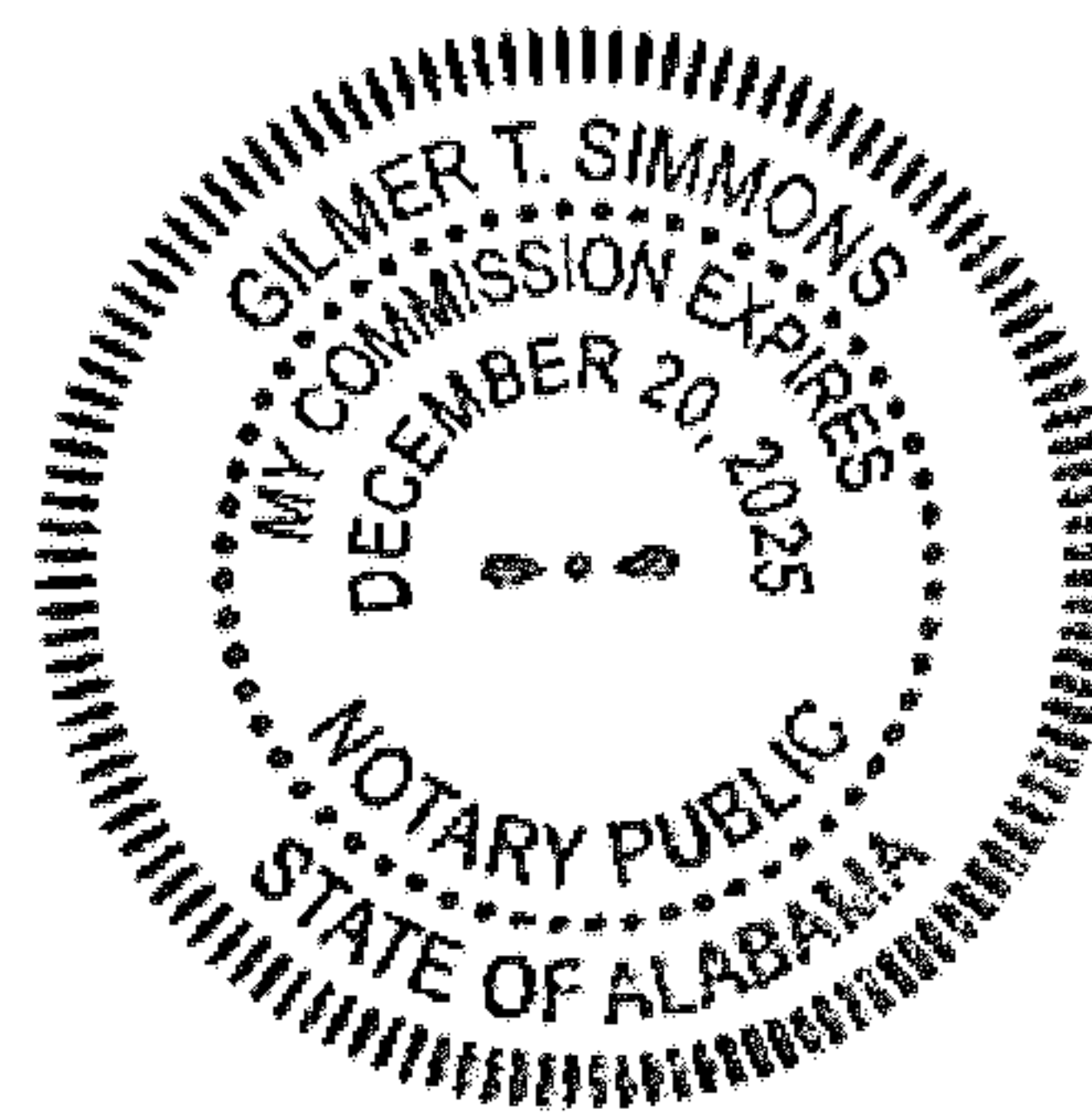

Kelli Keel Foster

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, the undersigned Notary Public in and for said County and State, hereby certify that Kelli Keel Foster, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of October, 2025.


Notary Public
My Commission Expires: 12/20/2025



Real Estate Sales Validation Form

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

Grantor's Name	Kelli Keel Foster	Grantee's Name	Tom E. Stevens
Mailing Address	P.O Box 87	Mailing Address	3859 South Cove Drive
	Wilsonville, AL 35186		Birmingham, AL 35213
Property Address	9672 South Main Street	Date of Sale	10/07/2025
	Wilsonville, AL 35186	Total Purchase Price	\$50,000.00
		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	10/28/25	Print	David Gordon
☐ Unattested		Sign	Kelli Keel Foster
	(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 09:48:40 AM
\$78.00 JOANN
20251029000330720

Form RT-1

Allen S. Bayl