

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Kevin Stevan Perez and
Jennely Sanchez Gutierrez
176 Enclave Avenue
Calera, AL 35040

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED FIFTY EIGHT THOUSAND FIFTY ONE AND 00/100 (\$258,051.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Brianne Steward, an unmarried woman, the sole surviving heir of David Lee Scott, Grantee in that certain deed recorded as Instrument No. 20100707000215660** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Kevin Stevan Perez and Jennely Sanchez Gutierrez** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together as joint tenants with rights of survivorship, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 20, according to the Survey of The Enclave Phase I, as recorded in Map Book 38, Page 1, in the Probate Office of Shelby County, Alabama.

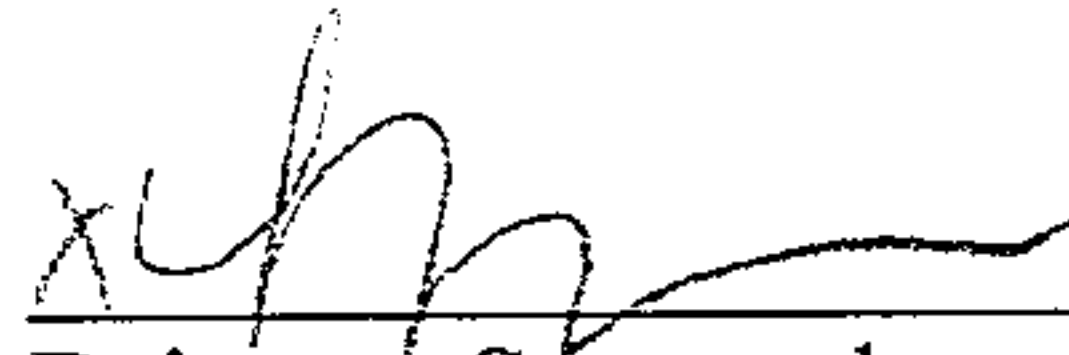
Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s)
this the 14th day of November, 2025.



Brianne Steward

STATE OF ALABAMA
SHELBY COUNTY

}

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Brianne Steward**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 14th day of November, 2025.



Notary Public

My Commission Expires: 1/7/29

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 7, 2029

* Please see attached Exhibit A heretofore

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

File#: E-8445

Grantor's Name Brianne Steward
Mailing Address 176 Enclave Avenue
Calera, AL 35040Grantee's Name Kevin Stevan Perez and Jennely
Sanchez Gutierrez
Mailing Address 176 Enclave Avenue
Calera, AL 35040Property Address 176 Enclave Avenue
Calera, AL 35040Date of Sale November 14, 2025
Total Purchase Price \$258,051.00
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 November 14, 2025

Print: Justin Smitherman

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one

Form RT-1

Exhibit 1/

This instrument prepared by:

Justin Smitherman, Esq.

173 Tucker RD Suite 201

Helena, AL 35080

STATE OF ALABAMA

HEIRSHIP AFFIDAVIT

COUNTY OF Shelby

BEFORE ME, the undersigned Notary Public, on this day personally appeared Destino Anthony Williamson, (affiant) who is known to me (or who did confirm their identity by presenting a driver's license as identification), appearing to be fully competent and of sufficient age, after having been first duly sworn, deposes and says as follows:

That my name is Destino Williamson (name), and I live at 2008 Highview Way Calera AL 35040 (address of Affiant), that I am over the age of Twenty One (21) years, am of sound mind and have personal knowledge of the following facts:

I knew Decedent, David Lee Scott, from 4/20/19 until his/her death on May 28, 2024. I was personally well acquainted with the Decedent during his/her lifetime;

friend (short statement as to how affiant knew decedent).

The Decedent died in Jefferson County, Alabama on or about 4:13 PM and at the time of Decedent's death, Decedent's residence was 176 Enclave Ave, Calera, AL 35040, County of Shelby.

I was also well acquainted with the family and near relatives of the Decedent. To the best of my knowledge and belief, the decedent did/did not have a surviving spouse. Decedent's surviving spouse is/was Brianne Steward and he/she lives/lived at 176 Enclave Ave, Calera, AL 35040.

Decedent had the following surviving heirs:

1. Brianne Steward 19 + spouse 645 Division St. Unit 1934 Northville MI 48161
(Name, age, relationship to decedent, address)
2. _____
(Name, age, relationship to decedent, address)
3. _____
(Name, age, relationship to decedent, address)
4. _____
(Name, age, relationship to decedent, address)
5. _____
(Name, age, relationship to decedent, address)

And Affiant further states that Decedent left no other children (living or deceased) or adopted children (living or deceased), nor descendants of deceased children or deceased adopted children. Furthermore Decedent's surviving spouse, Brianne Steward, had no children whether adopted, or biological other than those listed on this Affidavit and that all of the descendants listed were the children of the surviving spouse, if applicable, as well. And that all of the above named parties are over the age of 21 years.

Affiant states that his/her relationship to the Decedent was that of
Friend (state relationship to decedent).

Further Affiant saith not.

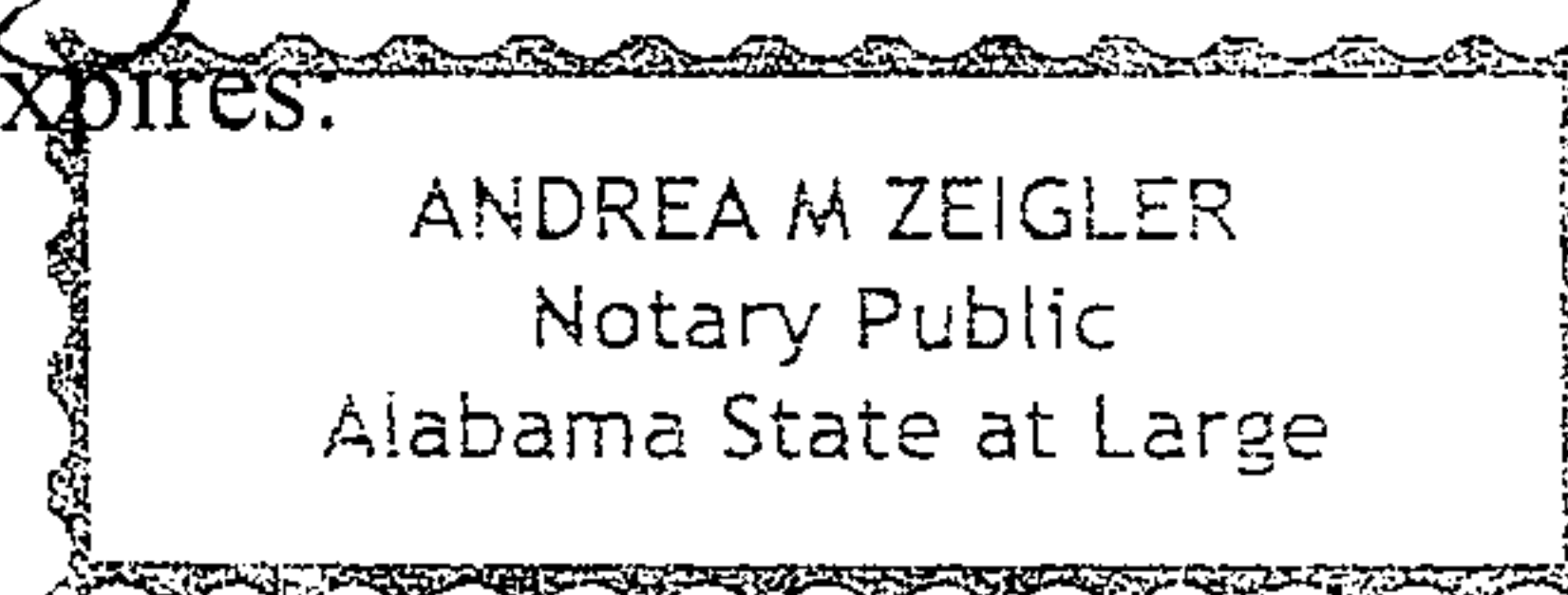
(Sign here) Destino Anthony Williamson
 (Print name here) DESTINO ANTHONY WILLIAMSON
 Affiant

STATE OF Alabama
 COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County and State, do hereby certify that Destino Anthony Williamson whose name is signed to the foregoing Affidavit, and who is known to me, acknowledged before me on this day that, being informed of the contents of this document, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 27th day of October, 2025.

Andrea Zeigler
 Notary Public
 My commission expires.



My Commission Expires
 November 2, 2025

This instrument prepared by:

Justin Smitherman, Esq.

173 Tucker RD Suite 201

Helena, AL 35080

STATE OF ALABAMA

HEIRSHIP AFFIDAVIT

COUNTY OF Shelby

BEFORE ME, the undersigned Notary Public, on this day personally appeared CASEY M. DAVIS, (affiant) who is known to me (or who did confirm their identity by presenting a driver's license as identification), appearing to be fully competent and of sufficient age, after having been first duly sworn, deposes and says as follows:

That my name is CASEY M. DAVIS (name), and I live at 7545 Carriage Cove, Trussville, AL 35173 (address of Affiant), that I am over the age of Twenty One (21) years, am of sound mind and have personal knowledge of the following facts:

I knew Decedent, David Lee Scott, from 2014 until his/her death on May 28, 2024. I was personally well acquainted with the Decedent during his/her lifetime; friend (short statement as to how affiant knew decedent).

The Decedent died in Jefferson County, Alabama on or about 4:13 PM and at the time of Decedent's death, Decedent's residence was 176 Enclave Ave, Calera, AL 35040, County of Shelby.

I was also well acquainted with the family and near relatives of the Decedent. To the best of my knowledge and belief, the decedent did/did not have a surviving spouse. Decedent's surviving spouse is/was Brianne Steward and he/she lives/lived at 176 Enclave Ave, Calera, AL 35040.

Decedent had the following surviving heirs:

1. Brianne Steward, 19+ spouse 645 Division St. Unit 1924 Nashville, TN 37203
(Name, age, relationship to decedent, address)
2. _____
(Name, age, relationship to decedent, address)
3. _____
(Name, age, relationship to decedent, address)
4. _____
(Name, age, relationship to decedent, address)
5. _____
(Name, age, relationship to decedent, address)

And Affiant further states that Decedent left no other children (living or deceased) or adopted children (living or deceased), nor descendants of deceased children or deceased adopted children. Furthermore Decedent's surviving spouse, Brianne Steward, had no children whether adopted, or biological other than those listed on this Affidavit and that all of the descendants listed were the children of the surviving spouse, if applicable, as well. And that all of the above named parties are over the age of 21 years.

Affiant states that his/her relationship to the Decedent was that of
Friend (state relationship to decedent).

Further Affiant saith not.

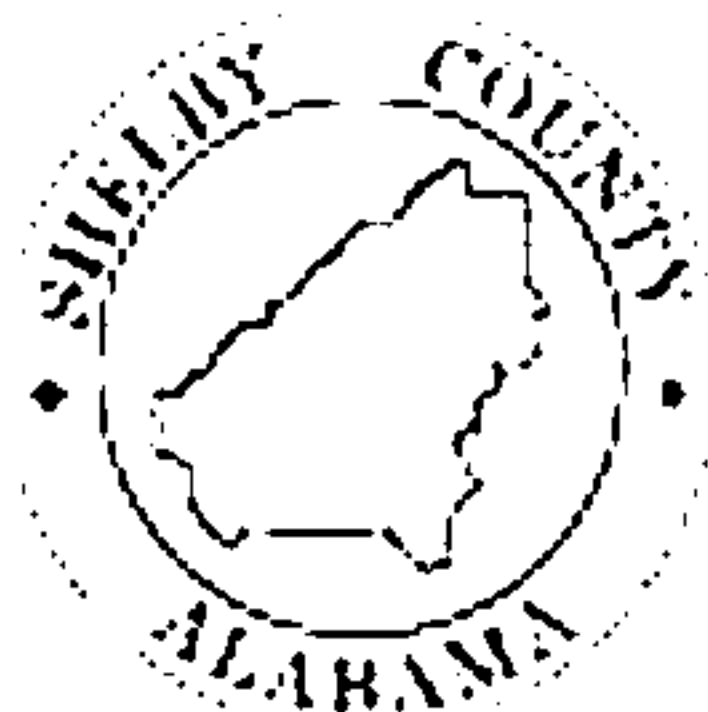
(Sign here) [Signature]
 (Print name here) CASEY DAVIS
 Affiant

STATE OF Alabama
 COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County and State, do hereby certify that Casey Davis whose name is signed to the foregoing Affidavit, and who is known to me, acknowledged before me on this day that, being informed of the contents of this document, he/she executed the same voluntarily on the day the same bears date.

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

[Signature]
 Notary Public
 My commission expires: 9 Nov 2028



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/17/2025 11:14:44 AM
 \$41.00 JOANN
 20251117000350840

Allen S. Bayl