

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
2810 County Road 56
Wilsonville, AL 35186

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS

That in consideration of **FIFTY THOUSAND FIVE HUNDRED AND 00/100 Dollars (\$50,500.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, I,

Sean Moore, 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:

Commence at the Southeast corner of the NE 1/4 of the SE 1/4, Section 1, Township 21 South, Range 1 East; thence run Northerly along the East boundary of said 1/4 14 for 160.55 feet; thence turn an angle of 90 degrees 05 minutes 30 seconds to the left and run 312.31 feet to a point; thence turn an angle of 89 degrees 01 minute to the right and run Northerly for 250.00 feet to the Point of Beginning; thence turn an angle of 89 degrees 01 minute to the left and run 73.55 feet to a point; thence turn an angle of 89 degrees 01 minute to the right and run 31.00 feet to a point; thence turn an angle of 14 degrees 27 minutes 04 seconds to the right and run 189.28 feet; thence turn an angle of 75 degrees 17 minutes 10 seconds to the right and run 124.00 feet; thence turn an angle of 89 degrees 39 minutes 46 seconds to the right and run 150.00 feet to a point; thence turn an angle of 90 degrees to the right and run 99.27 feet to a point; thence turn an angle of 89 degrees 24 minutes to the left and run 65.08 feet to the Point of Beginning. Said parcel is lying in the NE 1/4 of the SE 1/4, Section 1, Township 21 South, Range 1 East, Shelby County, Alabama.

The property described above and conveyed herein is no longer the homestead of the grantor or his spouse.

- 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 4th day of December, 2025

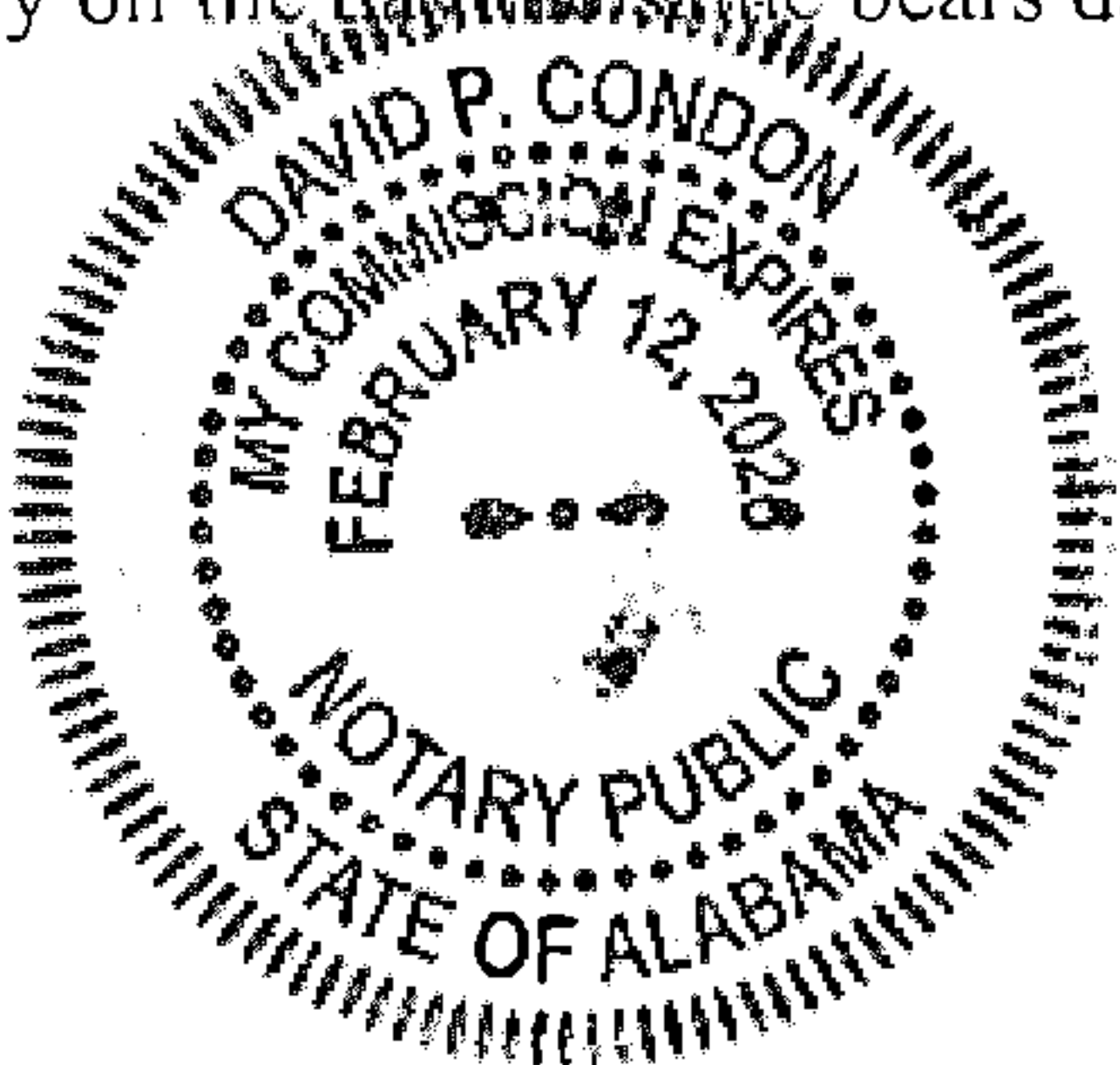
 (SEAL)
Sean Moore

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Sean Moore 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 4th day of December, 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	Sean Moore	Grantee's Name	Tom E. Stevens
Mailing Address	84 Nicklaw Dr. Childersburg, AL 35044	Mailing Address	2810 County Road 56 Wilsonville, AL 35186
Property Address	30 Stone Drive Wilsonville, AL 35186	Date of Sale	12/04/2025
		Total Purchase Price	\$50,500.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input type="checkbox"/> 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	12/4/25	Print	David Gordon
<input type="checkbox"/> 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
12/05/2025 02:04:47 PM
\$75.50 JOANN
20251205000372950

Form RT-1

Allen S. Bayl