

Send tax notice to:
David Stewart Thomas
244 High Bridle Circle
Calera, AL, 35040

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2025398

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Million Five Hundred Thirty-Eight Thousand and 00/100 Dollars (\$2,538,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Steven J McCord and Sandra S McCord a/k/a Sandra Seagers McCord, husband and wife**, whose mailing address is **119 Langston Place, Hoover, AL 35242**, (hereinafter referred to as "Grantors") by **David Stewart Thomas and Cindy Stoffregen Thomas** whose property address is **244 High Bridle Circle, Calera, AL, 35040** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 4A and 4B, according to the Resurvey of Lot 4, Shelby Spring Farms Lakeland, Sector 2, as recorded in Map Book 41, page 75, in the Probate Office of Shelby County, Alabama.

Also, Lots 3 and 5, according to the Survey of Shelby Springs Farm Lakeland, Sector 2, as recorded in Map Book 24, page 144 A, B, & C, in the Probate Office of Shelby County, Alabama.

Also, the Northeast 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 18, Township 22, Range 1 West, situated in Shelby County, Alabama. Less and except: Part of the Northwest 1/4 of the Northeast 1/4 of Section 18, Township 22 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: From an existing old iron rebar set by Weygand being the locally accepted SE corner of said Northwest 1/4 of Northeast 1/4 of said Section 18, run in a Westerly direction along the South line of said 1/4 1/4 Section for a distance of 600.0 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 154 deg. 22 min. 45 sec. and run in a Northeasterly direction for a distance of 672.79 feet to an existing iron rebar set by Weygand and being on the East line of the Northwest 1/4 of the Northeast 1/4 of said Section 18; thence turn an angle to the right of 116 deg. 55 min. 41 sec. and run in a Southerly direction along the East line of said 1/4 1/4 Section for a distance of 291.0 feet, more or less, to the point of beginning.

All being situated in Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2025 which constitutes a lien but are not yet due and payable until October 1, 2026.

2. Easements, building lines and restrictions as shown on recorded map.
3. Restrictions appearing of record in Inst. No. 1998-50314; Inst. No. 1999-4858; Inst. No. 2003-38386 and Inst. No. 2012-13160.
4. Title to all minerals within and underlying the premise, together with all mining rights and other rights, privileges and immunities relating thereto.
5. Less and except any part of subject property lying within lake.
6. Riparian rights associated with the Lake under applicable State and/or Federal Law.
7. Right of way granted to Shelby County recorded in Deed Book 233, page 801.
8. Right of way granted to Alabama Power Company recorded in Deed Book 177; page 501; Deed Book 161, page 124 and Deed Book 172, page 433.
9. Less and except any part of subject property lying within any road right of way.
10. Covenants to run with land recorded in Inst. No. 1999-39030.
11. Easement granted to Alabama Power Company recorded in Inst. No. 2009-406300 and Inst. No. 2000-5553.
12. Easement granted to Alabama Power Company and South Central Bell recorded in Inst. No. 1999-22198.

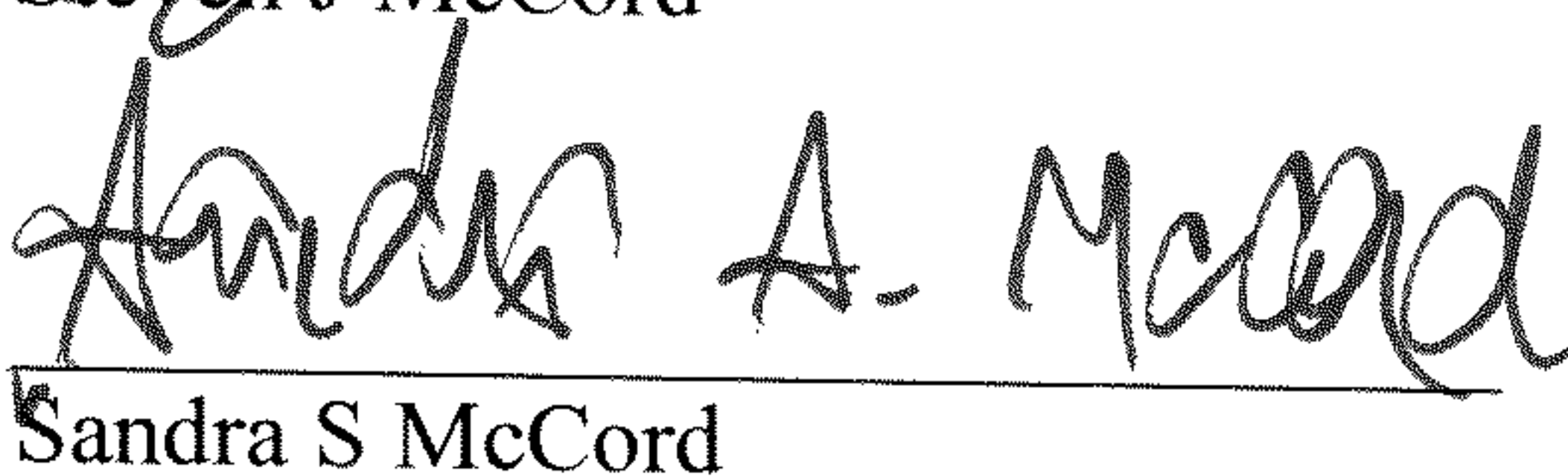
Sandra S McCord and Sandra Seagers McCord are one and the same person.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 10 day of December, 2025.

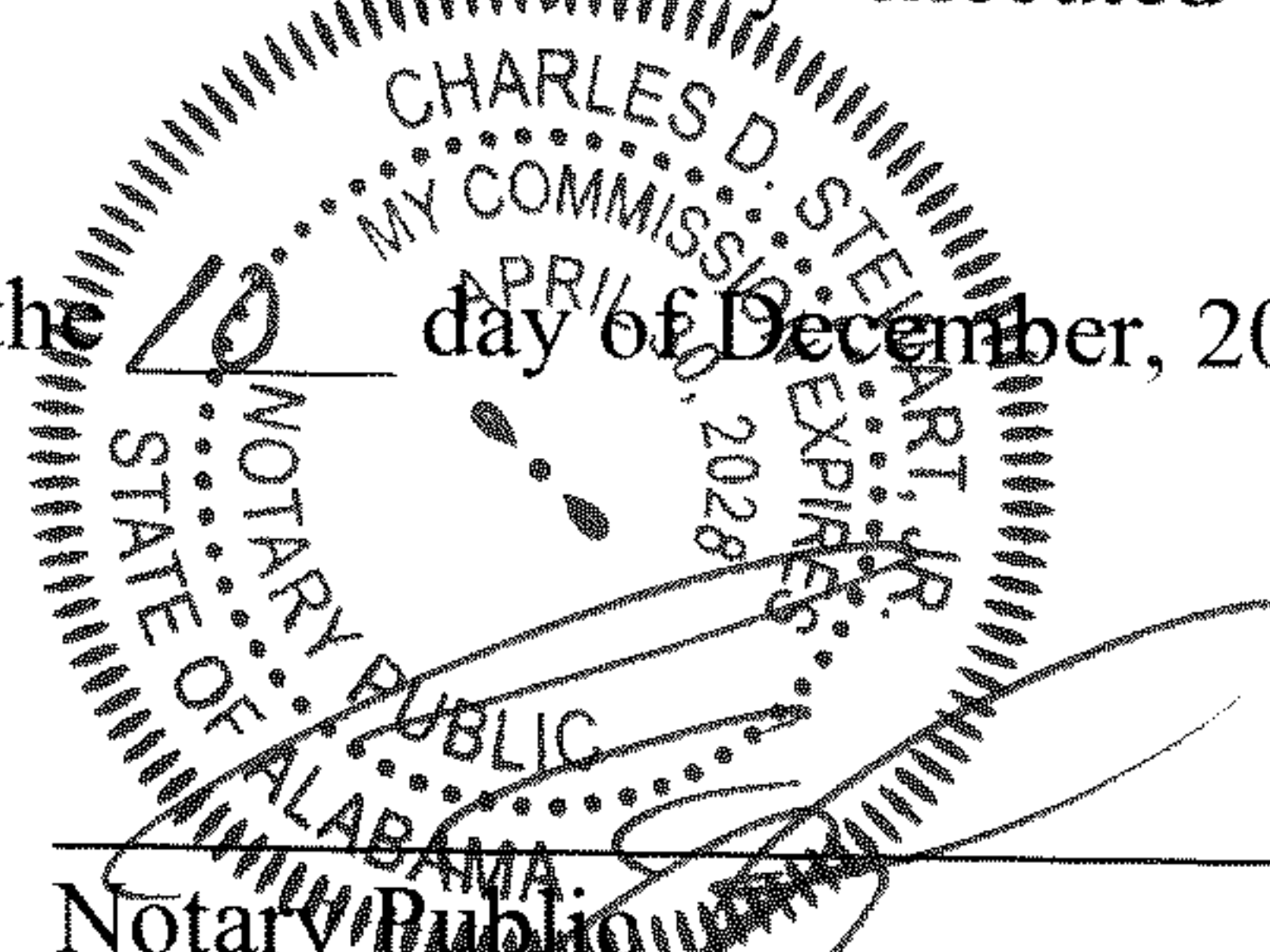

Steven J McCord


Sandra S McCord

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steven J McCord and Sandra S McCord whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10 day of December, 2025.



Notary Public
Print Name: Charles D Stewart, Jr.
Commission Expires: 4 30 28



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/11/2025 09:08:36 AM
\$2564.00 PAYGE
20251211000378790

Allen S. Bayl