

Upon recording return this instrument to:

Justin Epperson and Jennifer Epperson
37 Ridge Crest Lane
Helena, Alabama 35080

RECORDING USE ONLY:

Mail tax notice to:

Justin Epperson and Jennifer Epperson
37 Ridge Crest Lane
Helena, Alabama 35080

This instrument was prepared by:

Michael M. Partain, Esq.
2233 2nd Avenue North
Birmingham, Alabama 35203

The following information is offered in lieu of submitting
an RT-1 Real Estate Sales Validation Form pursuant to
Ala. Code (1975) §40-22-1

**Grantor's Name and Mailing
Address:**

Shelby Investments, LLC
1511 Highway 13
Helena, Alabama 35080

**Grantee's Name and Mailing
Address:**

Justin Epperson and Jennifer
Epperson
37 Ridge Crest Lane
Helena, Alabama 35080

Property Address:

37 Ridge Crest Lane
Helena, Alabama 35080

Date of Sale:

December 12, 2025

Purchase Price:

\$325,000.00

*Note: A portion of the Purchase Price
was paid by a loan in the amount of
\$243,750.00, which is secured by a
purchase money mortgage recorded
simultaneously herewith.*

The purchase price or actual value claimed in this instrument can be verified in the following documentary evidence:

☐ Bill of Sale ☐ Sales Contract ☒ Closing Statement ☐ Appraisal ☐ Other

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to **Shelby Investments, LLC**, an Alabama limited liability company (the "Grantor"), in hand paid by **Justin Epperson** and wife, **Jennifer Epperson**, adult persons (the "Grantees"), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto the Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, that certain parcel of real estate situated in Shelby County, Alabama, minerals and

mining rights owned by Grantor excepted, being more fully described on **EXHIBIT A** attached hereto and made a part hereof (the "Property").

TOGETHER WITH all and singular, the rights, tenements, appurtenances, and hereditaments thereunto belonging or in any ways appertaining to the Property unto the Grantees, and their heirs and assigns forever, in fee simple, free and clear of all liens and encumbrances, unless otherwise set forth herein on **EXHIBIT B** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD to the Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

Grantor does hereby covenant with the Grantees, their heirs and assigns, that the Grantor is lawfully seized in fee simple of the Property and has a good right to sell and convey the Property. The Grantor does hereby warrant the title to the Property, and will defend the same to the Grantees, their heirs and assigns forever, against the lawful claims of all persons, except for the Permitted Encumbrances against which Grantor shall not defend.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer or representative as of the 12th day of December, 2025.

Grantor:

Shelby Investments, LLC

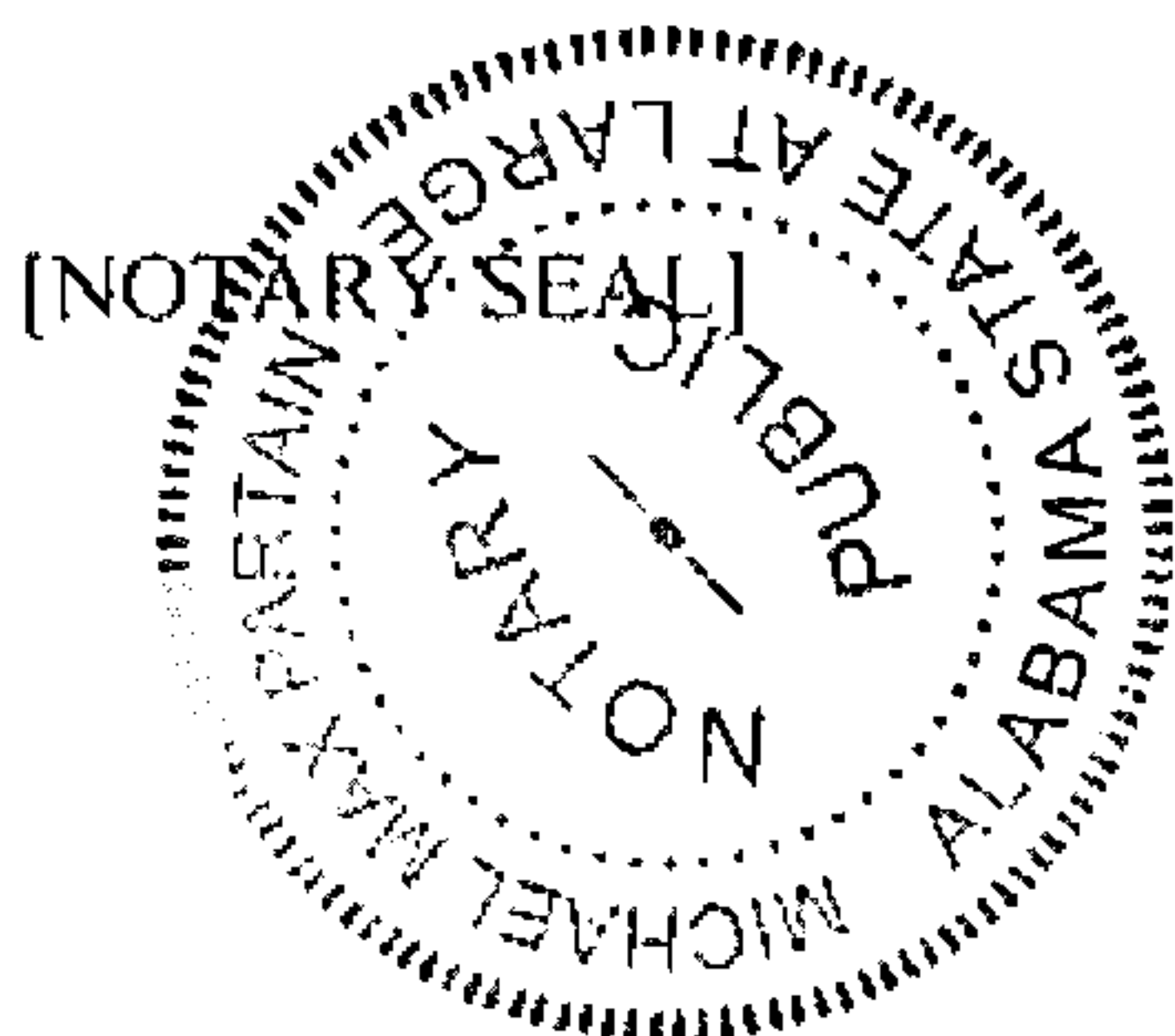
By: 
Tim Webster

Its: Manager

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tim Webster whose name as Manager of **Shelby Investments, LLC**, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in such capacity, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this 12th day of December, 2025.




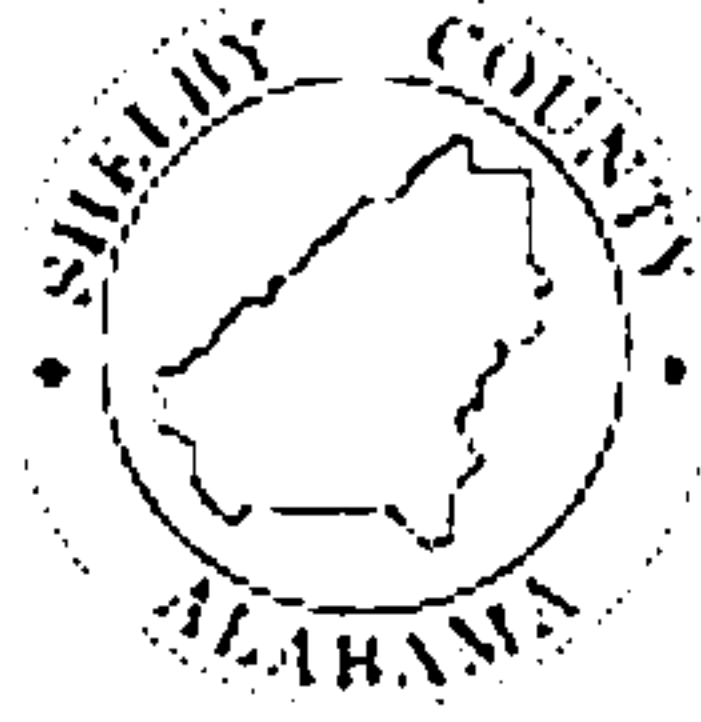

Notary Public
My commission expires: 1-15-2029

EXHIBIT A

Legal Description of the Property

Lot 11 according to the Survey of Waverly Ridge Private Subdivision as recorded in Map Book 59, Page 62, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/12/2025 12:34:46 PM
\$112.50 KELSEY
20251212000381460

Allen S. Bayl

EXHIBIT B

Permitted Exceptions

1. Taxes due in the year of 2026, a lien, but not yet payable, until October 1, 2026, and subsequent years.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Property that would be disclosed by an accurate and complete land survey of the Property. The term "encroachment" includes encroachments of existing improvements located on the Property onto adjoining land, and encroachments onto the Property of existing improvements located on adjoining land.
3. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under the Property.
4. Declaration of Protective Covenants for Waverly Ridge as recorded in Instrument #2024-4957 in the Probate Office of Shelby County, Alabama.
5. Mineral and mining rights and all rights incident thereto, including release of damages, as contained in that deed from US Steel to Valley Creek Land & Timber, LLC as recorded in Instrument #2014-28107 in said Probate Office.
6. Restrictions, conditions, limitations and easements as contained in that deed from United States Steel Corporation to Valley Creek Land & Timber, LLC as recorded in Instrument #2014-28107 in said Probate Office.
7. Right of way to Shelby County as recorded in Deed Book 221, Page 410; Deed Book 261, Page 725, and Deed Book 262, Page 351, in said Probate Office.
8. Easement to Alabama Power Company as recorded in Instrument #2023-32574 in said Probate Office.
9. Conveyance of mineral interests, as defined within the document from United States Steel Corporation to RGGS Land & Minerals Ltd., L.P. as recorded in Instrument #2004-14856 and Instrument #2004-14857 in said Probate Office.
10. Agreement with Respect to Surface and Subsurface Uses between United States Steel Corporation and RGGS Land & Minerals Ltd., L.P. as recorded in Instrument #2004-14858, as amended; and restricted by that certain Further Restriction of Real Estate Agreement between Valley Creek Land & Timber, LLC and RGGS Land & Minerals, Ltd., L.P. as recorded in Instrument #2021-27346 in said Probate Office.
11. Agreement to Grant Easements between United States Steel Corporation and RGGS Land & Minerals Ltd., L.P. as recorded in Instrument #2012-46491 in said Probate Office.
12. Reciprocal Access Easement between Valley Creek Land & Timber, LLC and SWF Birmingham, LLC as recoded in Instrument #2014-28115, as amended, in said Probate Office.