

CORPORATION FORM WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Risen Properties, LLC
113 Camden Circle,
Alabaster, AL 35007

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Fifty-Three Thousand and 00/100 Dollars (\$53,000.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is acknowledged, **EQUITY TRUST COMPANY, CUSTODIAN FOR BENEFIT OF RODERICK M. NICHOLSON, IRA** (herein referred to as Grantor) does hereby grant, bargain, sell and convey unto **RISEN PROPERTIES, LLC**, (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 17, according to the Final Plat Saddle Lake Farms Second Addition Phases 3, 4, 5, 6 and 7, as recorded in Map Book 29, Page 34, in the Probate Office of Shelby County, Alabama.

A purchase money and construction mortgage filed simultaneously herewith in the amount of \$470,050.00

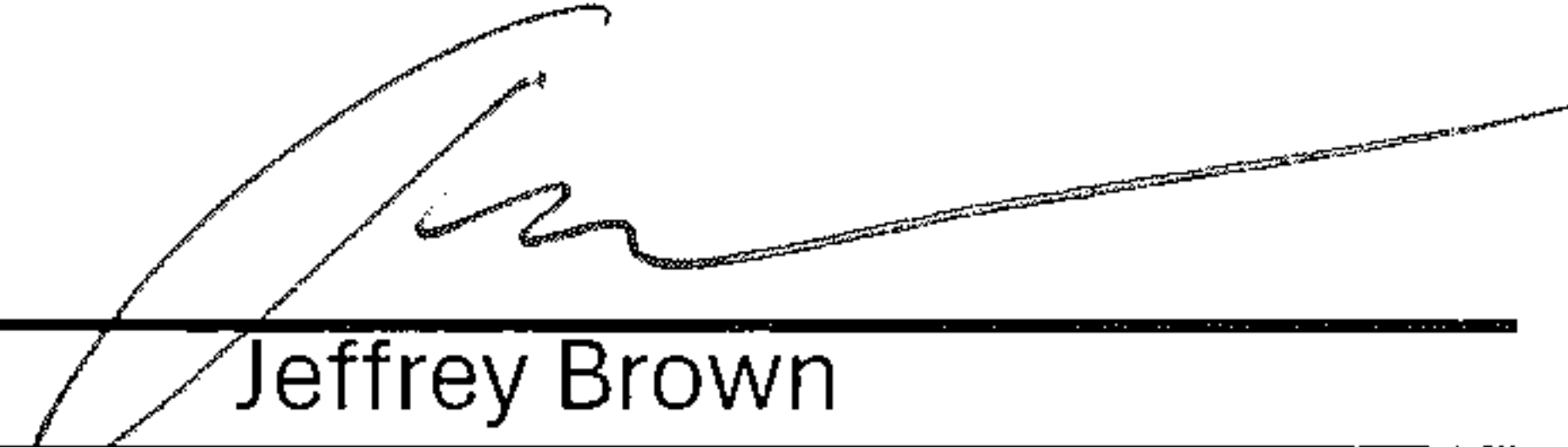
Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

And the Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

{SIGNATURE PAGE TO FOLLOW}

In Witness Whereof, the undersigned, who is authorized to execute this instrument, has hereunto set its signature and seal this ~~3rd~~^{4th} day of December, 2025.

Equity Trust Company, Custodian for benefit of Roderick M. Nicholson, IRA


BY: Jeffrey Brown
ITS: Corporate Alternate Signer

STATE OF OHIO


COUNTY OF CUYAHOGA

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JEFFREY BROWN, whose name as CORPORATE ALTERNATE SIGNER of **EQUITY TRUST COMPANY, CUSTODIAN FOR BENEFIT OF RODERICK M. NICHOLSON, IRA**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance he/she as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this ~~3rd~~^{4th} day of December, 2025.



PAULA MARIE NEUHOFF
Notary Public
State of Ohio
My Comm. Expires
January 7, 2026



Notary Public
My Commission Expires: _____

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

Grantor's Name	<u>EQUITY TRUST COMPANY,</u>	Grantee's Name	<u>RISEN PROPERTIES, LLC</u>
Mailing Address	<u>ETALS</u> <u>2000 Blue Heron Circle,</u> <u>Birmingham, AL 35242</u>	Mailing Address	<u>113 Camden Circle,</u> <u>Alabaster, AL 35007</u>
Property Address	<u>119 Walking Horse Trail,</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>December 4, 2025</u>
		Total Purchase Price \$	<u>53,000.00</u>
		Or	
		Actual Value \$	<u> </u>
		Or	
		Assessor's Market Value \$	<u> </u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u> x </u> Sales Contract	<u> </u> Other <u> </u>
<u> x </u> Closing Statement	<u> </u>

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.

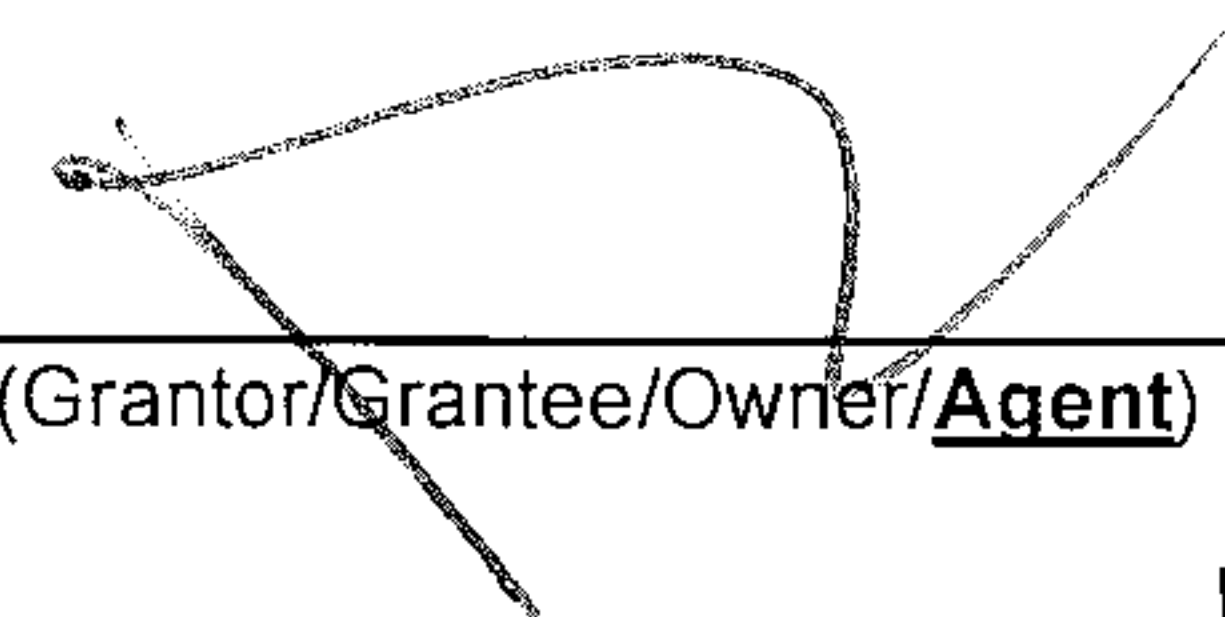
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

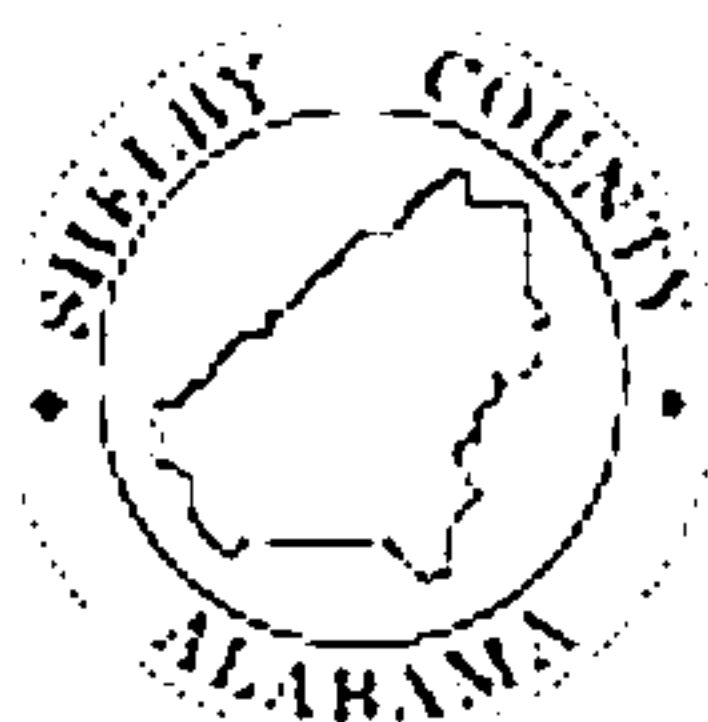
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date December 4, 2025

Print B. CHRISTOPHER BATTLES

 Unattested
(verified by)

Sign 
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/15/2025 10:11:26 AM
\$29.00 JOANN
20251215000382320

Form RT-1

Allen S. Bayl