

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 **ONE HUNDRED TEN THOUSAND AND 00/100 Dollars (\$110,000.00)** to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

**Johnny Sneed and Betty Joyce Sneed, husband and wife,
and David Russell Sneed, a married man**

(hereinafter referred to as “Grantors”) 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:

Parcel I: A parcel of land situated in Section 1, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: Commence at the Northeast corner of the Northeast Quarter of the Southeast Quarter of Section 1, Township 21 South, Range 1 East: thence run South along the East line of said section a distance of 679.60 feet; thence turn an angle of 88 degrees 47 minutes to the right and run a distance of 21.60 feet to the beginning; thence continue in the same direction a distance of 160.00 feet; thence turn an angle of 92 degrees 59 minutes to the right and run a distance of 118.14 feet; thence turn an angle of 101 degrees 27 minutes to the right and run a distance of 160.00 feet; thence turn an angle of 76 degrees 22 minutes to the right and run a distance of 78.10 feet to the point of beginning. Being situated in the NE Quarter of the SE Quarter of Section 1, Township 22 South, Range 1, East, Shelby County, Alabama

Parcel II: A parcel of land situated in Section 1, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: Begin at the Northeast corner of the Southeast Quarter of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama, and go thence in a Southerly direction along the East line of said Section 660 feet; thence South 86 degrees 30 minutes West a distance of 30 feet to a point, which point is on the West margin of an improved road; thence go North 4 degrees 13 minutes West along the West margin of said road 90 feet to the Point of Beginning of this property herein described; thence continue North 4 degrees 13 minutes West along the West margin of said road 85 feet to the Northeast corner of the lot conveyed by Deed recorded in Deed Book 149, Page 270, in the Office of the Judge of Probate; thence go North 80 degrees 22 minutes West 123 feet to a point; thence go in a Southerly direction a distance of 85 feet to a point; thence go in an Easterly direction a distance of 132 feet to the Point of Beginning. Situated in Shelby County, Alabama

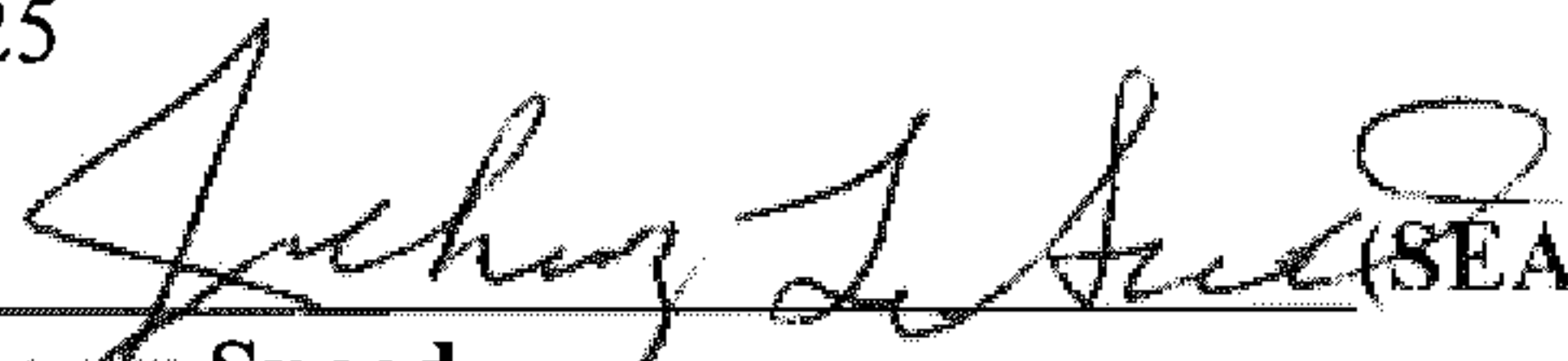
The property described above and conveyed herein is not the homestead of David Russell Sneed or his spouse.

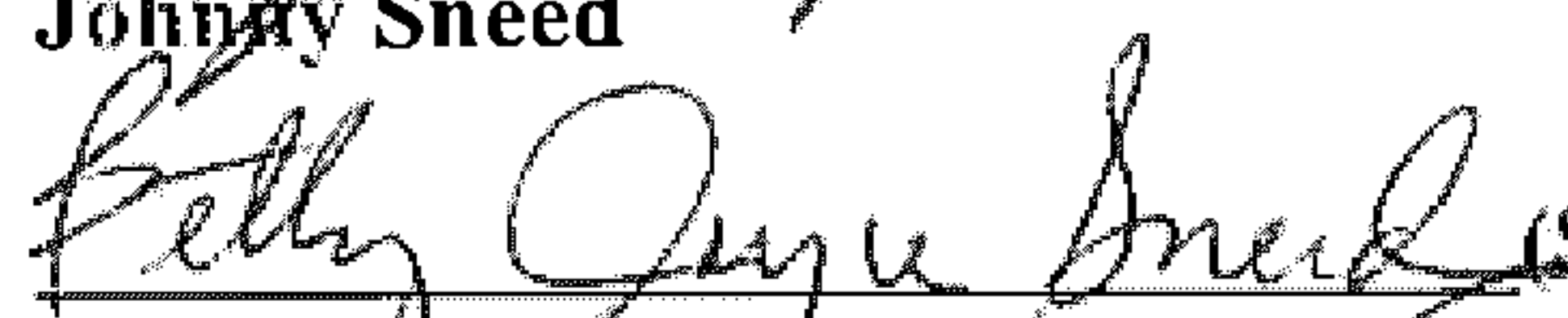
- Subject to:
- (1) 2026 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.


TO HAVE AND TO HOLD unto Grantee his heirs and assigns, forever;

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our 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, we have set our hands and seals, this 15th day of December,
2025


_____(SEAL)
Johnny Sneed

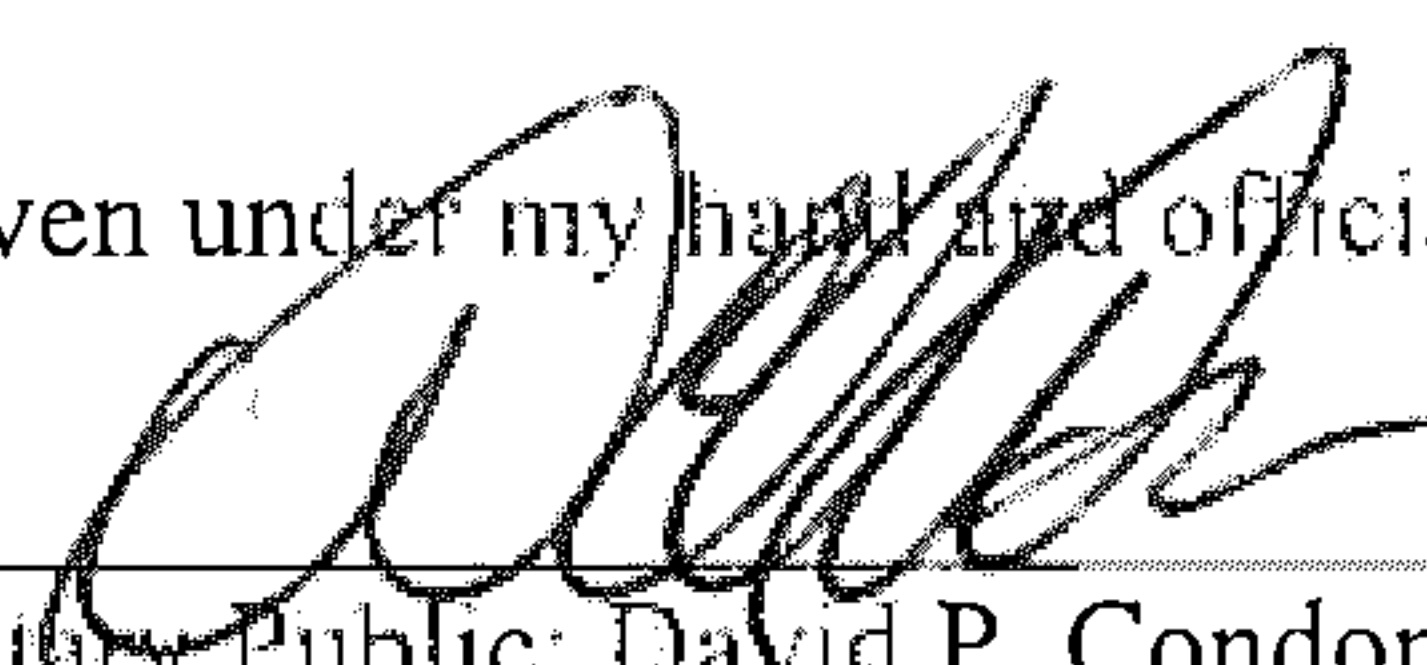

_____(SEAL)
Betty Joyce Sneed


_____(SEAL)
David Russell Sneed

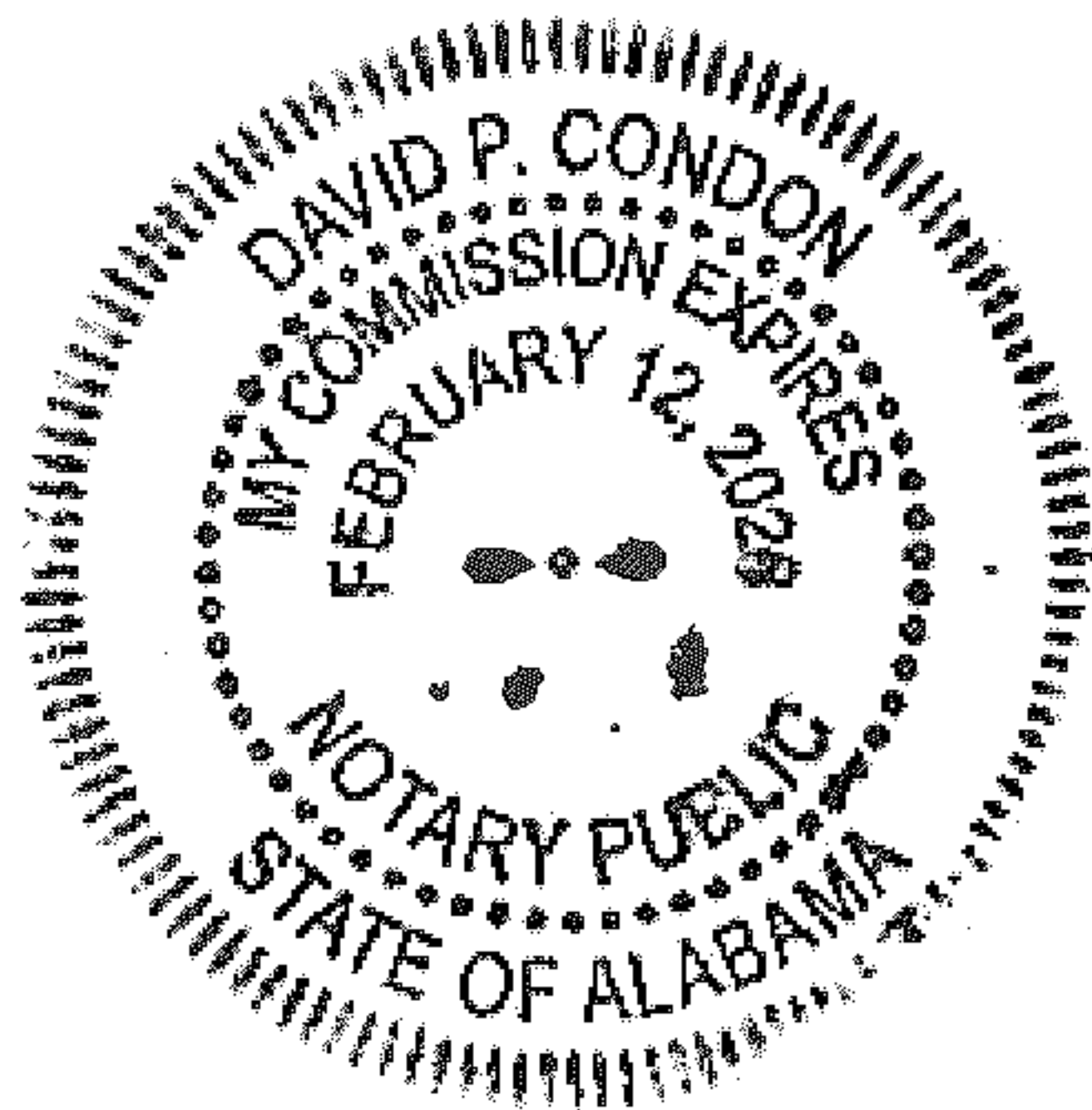
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Johnny Sneed, Betty Joyce Sneed and David Russell Sneed whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th 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	Johnny Sneed, Betty Joyce Sneed, and David Rus Sneed	Grantee's Name	Tom E. Stevens
Mailing Address	480 Highway 71 Shelby, AL 35143	Mailing Address	2810 County Road 56 Wilsonville, Alabama 35186
Property Address	75 Stone Drive Wilsonville, AL 35186	Date of Sale	12/15/2025
		Total Purchase Price	\$110.000.00
		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

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).

Date12/15/25

☐ Unattested

PrintDavid R. Sneed

Sign

(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/17/2025 03:30:23 PM
\$139.00 JOANN
20251217000386330

Form RT-1

Allen S. Bayl