

This instrument was prepared without the benefit of a title examination or survey by:
Joel F. Dorroh
DORROH & MILLS, P.C.
1800 McFarland Boulevard North, Suite 180
Tuscaloosa, AL 35406

20260102000001300 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
01/02/2026 11:08:16 AM FILED/CERT

This conveyance is a transfer pursuant to the Last Will and Testament of W. D. DeBardelaben, Jr. as recorded in Probate Proceedings in the Office of Judge of Probate in Shelby County, Alabama and is not a sale or gift transaction. Paragraph C of Item Eight of said Last Will and Testament of W. D. DeBardelaben, Jr. directs the Executor of the Estate to make the following distribution to Warren Dilburn DeBardelaben, III, David Bennett DeBardelaben, and Lisa Ann DeBardelaben Benfield (also known as Lisa Ann DeBardelaben Benfield).

Shelby County Probate Court Case Number PR-2025-001872

STATE OF ALABAMA

EXECUTOR'S WARRANTY DEED

COUNTY OF SHELBY

THIS INDENTURE, made and entered into by and between David Bennett DeBardelaben, as Executor of the Estate of W. D. DeBardelaben, Jr., Deceased, hereinafter referred to as the "Grantor," and Warren Dilburn DeBardelaben, III, David Bennett DeBardelaben, and Lisa Ann DeBardelaben Benfield, as tenants-in-common with no right of survivorship, hereinafter collectively referred to as the "Grantees";

W I T N E S S E T H:

THAT WHEREAS, W. D. DeBardelaben, Jr., a resident citizen of Shelby County, Alabama, died testate on, to-wit, the 22nd day of November, 2024, and David Bennett DeBardelaben was appointed as Executor of the Estate W. D. DeBardelaben, Jr., Deceased, on the 13th day of May, 2025, and is acting in such capacity, and in such capacity has the power and authority to sell and convey real property as is herein sold and conveyed.

NOW, THEREFORE, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations this day in hand to the Grantor paid by the Grantees, receipt of which is hereby acknowledged, the Grantor does hereby (subject to the matters hereinafter set out) GRANT, BARGAIN, SELL and CONVEY unto the Grantees, as tenants in common with no right of survivorship, all that real property located in Shelby County, Alabama, and described as follows, to-wit:

Lot 45B, according to the Survey of The Cottages of Danberry, Resurvey No. 3 as recorded in Map Book 41, Page 80 in the Office of the Judge of Probate of Shelby County, Alabama.

The Property is conveyed subject to the following (collectively, the "Permitted Exceptions":

1. Ad valorem taxes and assessments for the current tax year and all subsequent tax years thereafter.
2. All mineral and mining rights not owned by Grantor.
3. All applicable zoning ordinances.
4. The easements, restrictions, reservations, covenants, agreements and all other terms and provisions of The Cottages of Danberry Declaration of Covenants, Conditions and Restrictions

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dated February 6, 2009 and recorded as Instrument No. 20090206000039480 in the Probate Office of Shelby County, Alabama, as amended, (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration"), including, without limitation, the provisions of the Declaration which establish an Age Restriction Policy requiring at least one (1) person that is fifty-five (55) years of age or older reside on the Property.

5. All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and all other matters of record.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD unto the said Grantees and unto the heirs and assigns of said Grantees in fee simple, FOREVER.

And except as provided above, the Grantor, for Grantor and Grantor's successors and assigns, hereby covenants to and with the Grantees, and the heirs and assigns of the Grantees, that the Grantor is seized of an indefeasible estate in fee simple in and to said property; that Grantor is in peaceable possession thereof and has a perfect right to sell and convey the same; that the same is free from all encumbrances; and that Grantor will forever warrant and defend title to and possession of said property unto the Grantees and the heirs and assigns of the Grantees, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on this the 11th day of December, 2025.

Grantor's Address: David Bennett DeBardelaben, as Executor of the
Estate of W. D. DeBardelaben, Jr.
2280 Brock Circle
Hoover, AL 35242

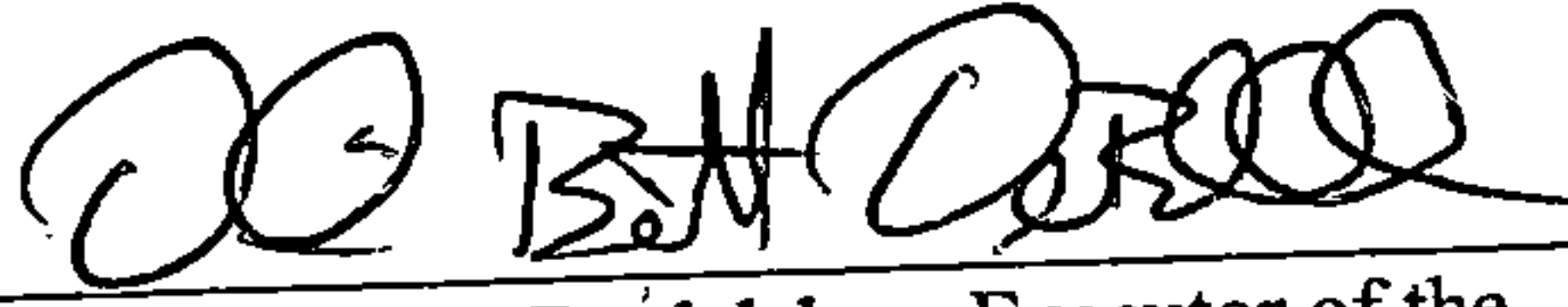
Grantees' Addresses: Warren Dilburn DeBardelaben, III
8471 Heirloom Blvd.
College Grove, TN 37046

David Bennett DeBardelaben
2280 Brock Circle
Hoover, AL 35242

Lisa Ann DeBardelaben Benfield
112 Nichols Avenue
Fairhope, AL 36532

Property Address: 1119 Danberry Lane
Hoover, AL 35242

Value Per Shelby County Tax Assessor Records: \$533,600.00


David Bennett DeBardelaben, Executor of the
Estate of W. D. DeBardelaben, Jr., Deceased

STATE OF ALABAMA
COUNTY OF Shelby

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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David Bennett DeBardelaben, whose name as Executor of the Estate of W. D. DeBardelaben, Jr., Deceased, 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 on the day the same bears date.

Given under my hand and official seal this, the 1st day of December, 2025.

JMM
NOTARY PUBLIC
My Commission Expires: 09/25/28

