

THIS INSTRUMENT PREPARED BY:
J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045

20260105000002260
01/05/2026 08:08:53 AM
DEEDS 1/3

WARRANTY DEED

SEND TAX NOTICES TO:

5400 Pulomino Trail
Birmingham, AL 35242

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, in consideration of the sum of TWO HUNDRED THIRTY EIGHT THOUSAND AND 00/100(238,000.00) and other valuable considerations to the undersigned GRANTOR(S), CARLENE STREET BAREFOOT, a single person, in hand paid by the GRANTEE(S), ALAN HANDERMANN and BENJAMIN WEBER, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S) my interest in the following described real estate situated in Shelby County, Alabama, to wit:

Lot 3, Block 1, according to the Survey of Cherokee Hills, as recorded in Map Book 5, Page 3, in the Office of the Judge of Probate of Shelby County, Alabama.

Prior Deed Reference: Book 219, Page 993.

Right-of-way granted to Alabama Power Company recorded in Deed Book 186, Page 222 and Deed Book 248, Page 212.

Restrictions appearing of record in Deed Book 233, Page 53 and amended in Deed Book 239, Page 786.

Right-of-way granted to Shelby County recorded in Deed Book 216, Page 183.

Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record.

NOTE: Legal description taken from that Survey completed by Amos F. Reese on December 13, 2025 a copy of which is attached and hereto controls.

NOTE: This Property constitutes no part of the homestead of either Grantor or their respective spouse.

TO HAVE AND TO HOLD to the said GRANTEE(s) in fee simple, and to the heirs and assigns.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we

are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 30th day of December, 2025.

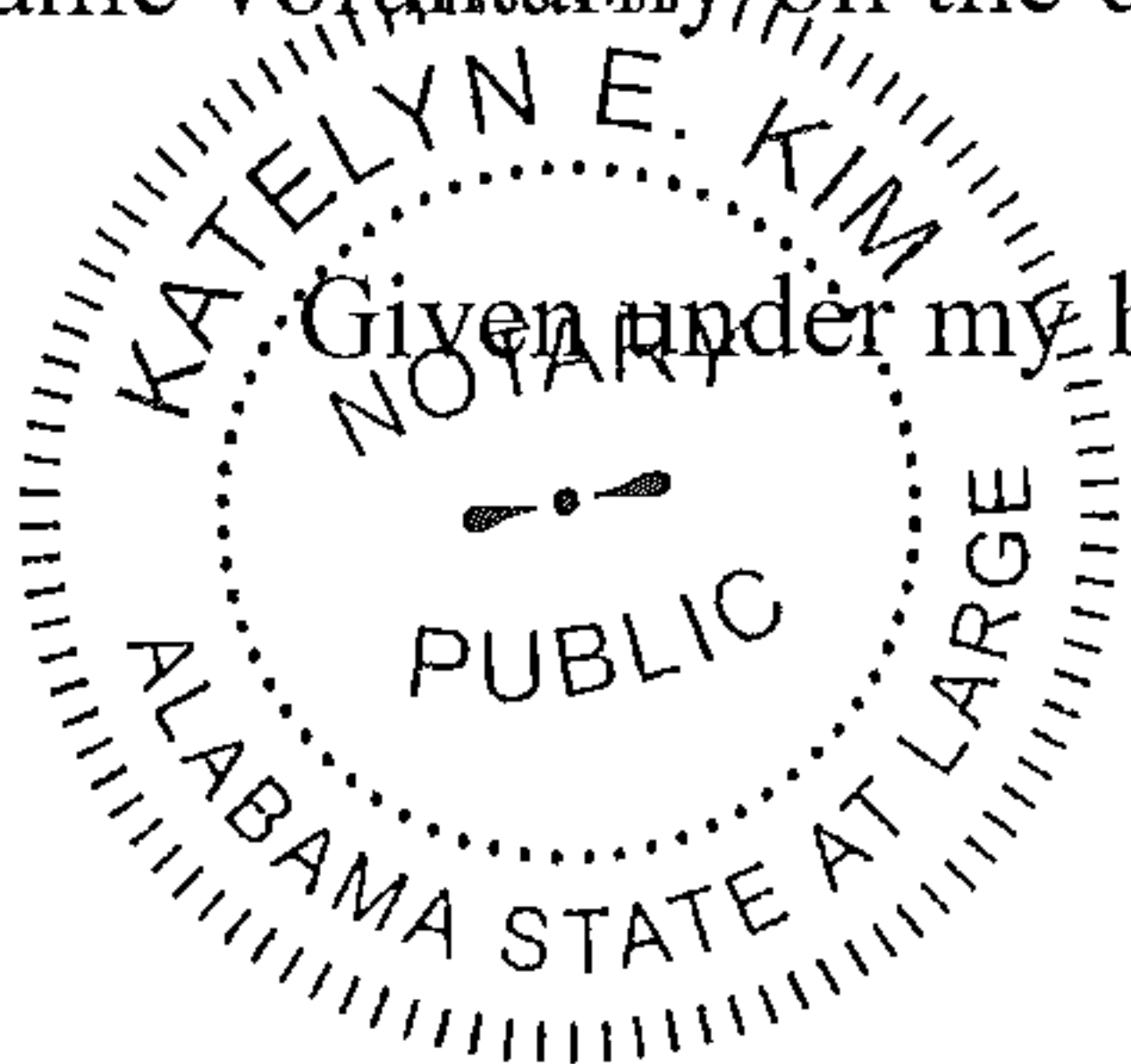

CARLENE STREET BAREFOOT

STATE OF ALABAMA)

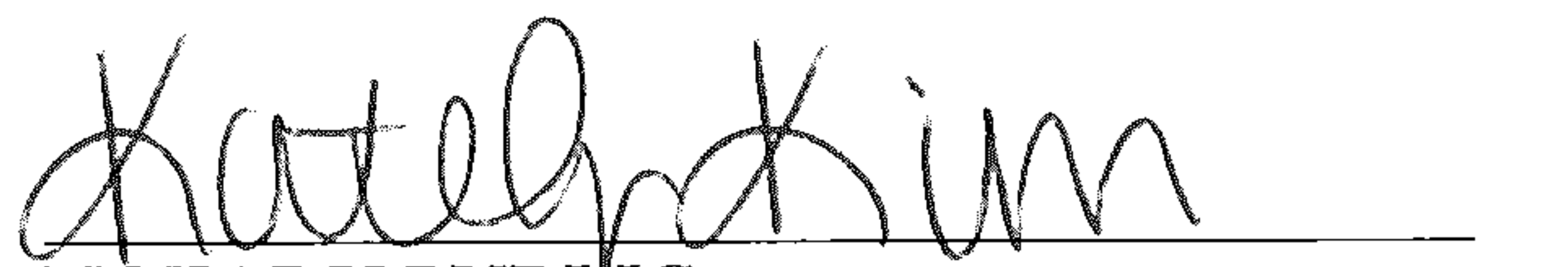
)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **CARLENE STREET BAREFOOT** is(are) signed to the foregoing conveyance, and who is(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 30th day of December, 2025.


NOTARY PUBLIC
My Commission Expires: 12/10/2029

Address of Grantee:

5460 Pulmino Trail
Birmingham, AL 35222

Address of Grantor:

101 Southlake Ln
Hoover, AL 35226

Property Address:

0 Caldwell Mill Road,
Birmingham, AL 35242

Real Value: \$238,000.00

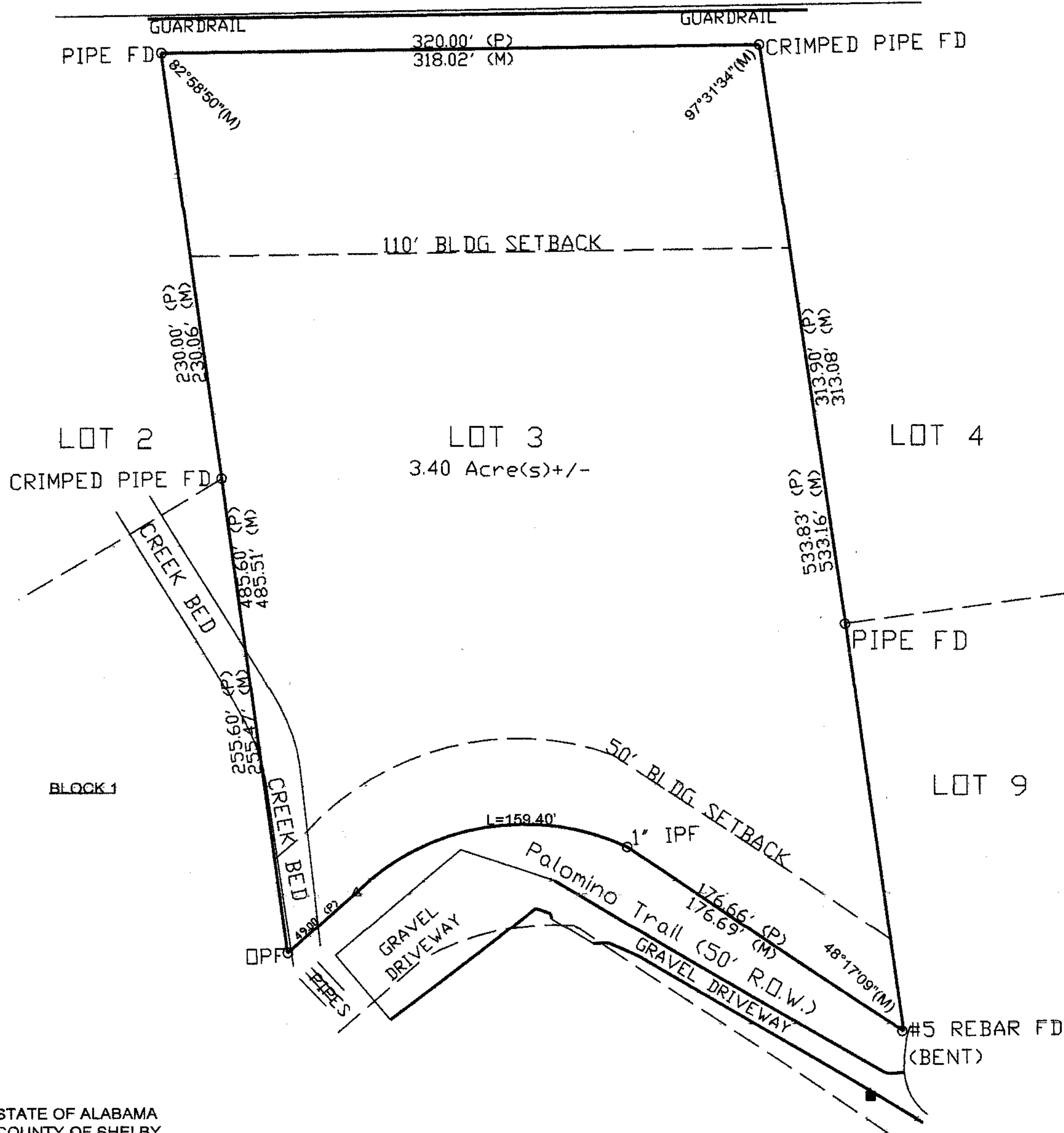
ASSUMED
SCALE: 1"=100'



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/05/2026 08:08:53 AM
\$266.00 KELSEY
20260105000002260

Amos F. Reese

County Road #29 (80' R.O.W.)



STATE OF ALABAMA
COUNTY OF SHELBY

LOT 3, BLOCK 1, ACCORDING TO THE SURVEY OF CHEROKEE HILLS, AS
RECORDED IN MAP BOOK 5, PAGE 3, IN THE OFFICE OF THE JUDGE OF
PROBATE OF SHELBY COUNTY, ALABAMA.

SOURCE OF TITLE: INSTRUMENT#-- (SHELBY CO.)

DATE: 2 DECEMBER 2025

"I hereby (or state) that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief."

Surveyor's Signature: *Amos F. Reese*

Alabama License No: 31576

Date: *December 13, 2025*

TYPE: AS-BUILT

Parcel ID#-10-5-22-0-001-018.001
Palomino Trail
Birmingham, AL 35242

AMOS F. REESE
3556 GREAT OAK LANE
BIRMINGHAM, AL 35223
PHONE: 205.276.5596

CIR- CAPPED IRON ROD
OPF- OPEN PIPE FOUND
IPF- IRON PIN FOUND
CALC- CALCULATED
(P)- PLAT DIMENSION
(M)- MEASURED DIMENSION
O- MANHOLE
P- POWER POLE
A- GAS VALVE
D- PEDESTAL
F- FIRE HYDRANT
W- WATER METER
V- WATER VALVE
PB- POWERBOX

N- NORTH
S- SOUTH
W- WEST
E- EAST
POC- POINT OF COMMENCEMENT
POB- POINT OF BEGINNING
●- POINT SET
○- POINT FOUND
⊠- POINT CALC.
Δ- POINT NOT SET
--- FENCE LINE
--- EASEMENT LINE
--- OHP- OVERHEAD POWER/TEL
⊠- Light Pole

ROW- RIGHT OF WAY

