

**SEND TAX NOTICE TO:**

Vida Berndt  
1104 Merion Dr.  
Calera, AL 35040

This instrument prepared by:  
Ross Bridge Legal, LLC  
Morgan B. Means  
2301 Grand Avenue, Suite 101  
Hoover, AL 35226

**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **THREE HUNDRED THIRTY SIX THOUSAND AND 00/100 (\$336,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Michael Raymond Foster and spouse, Rylee Alexander Foster**, whose address is 5511 Autumn Ridge Road, Lakeland, FL 33805, (hereinafter "Grantor", whether one or more), by **Vida Berndt**, whose address is 17034 Toledo Blade Boulevard, Port Charlotte, FL 33954, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee the following described real estate situated in Shelby County, Alabama, **the address of which is 1104 Merion Dr., Calera, AL 35040**, to-wit:

**Lot 203, according to the Resurvey of Timberline Phase 5 Sector 1, as recorded in Map Book 52, Page 2, in the Office of the Judge of Probate of Shelby County, Alabama.**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 27th day of January, 2026.

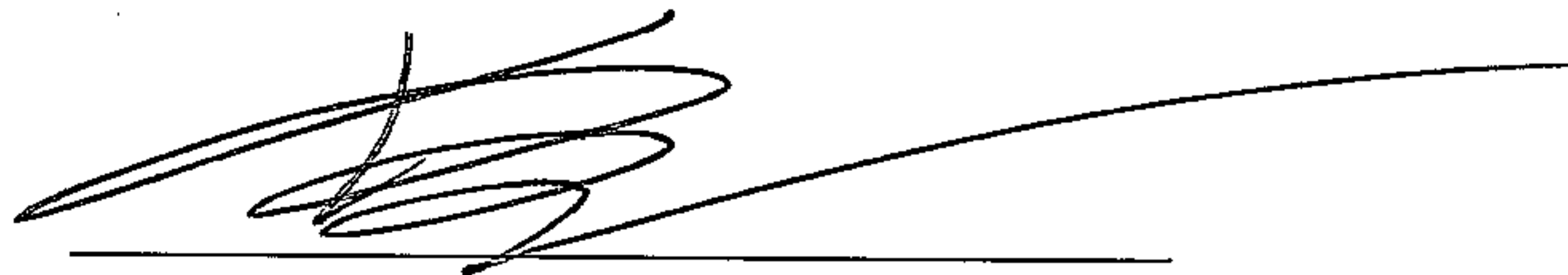
  
Michael Raymond Foster

  
Rylee Alexander Foster

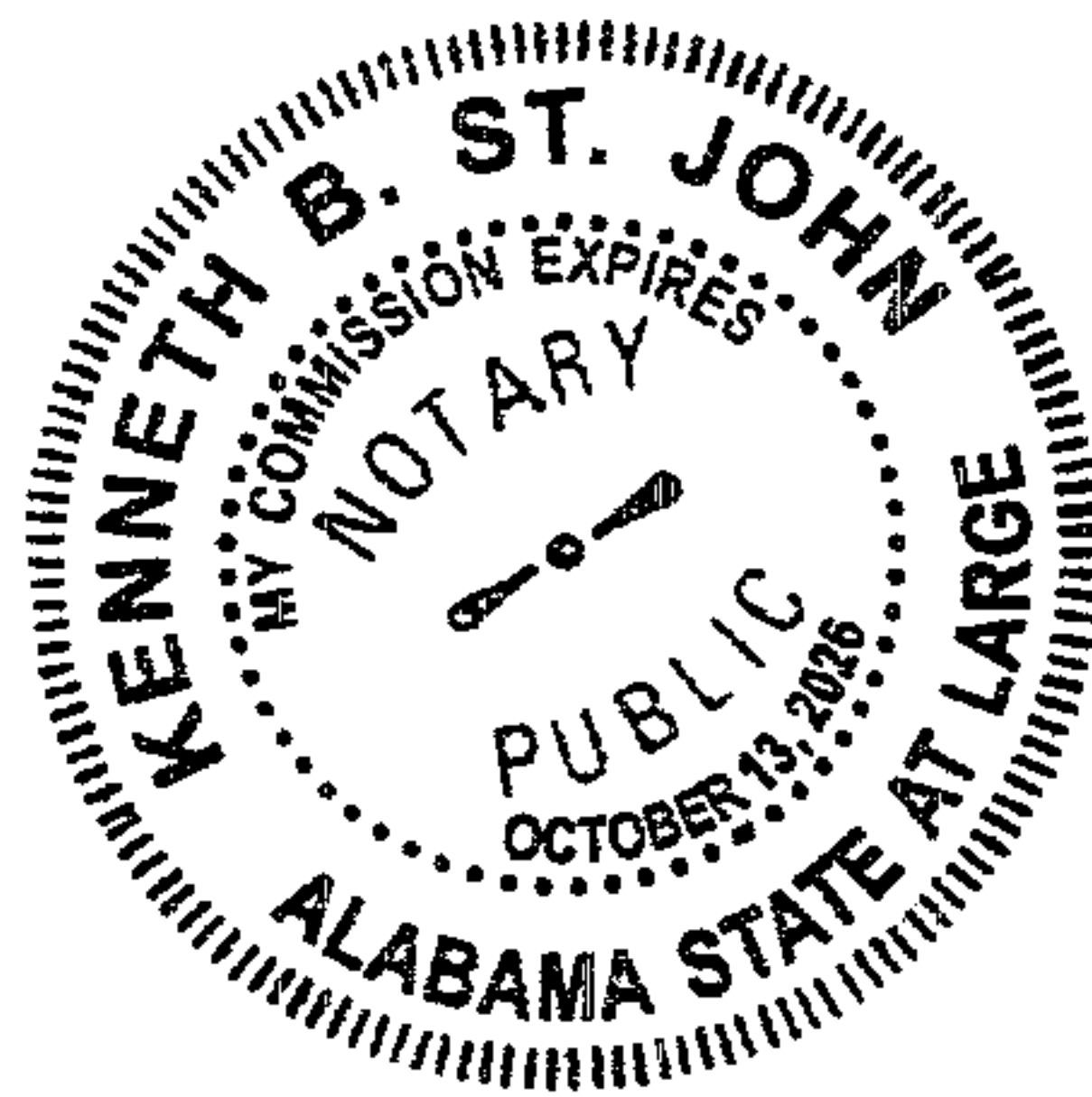
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Michael Raymond Foster and Rylee Alexander Foster, 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 27th day of January, 2026.



Notary Public: *Kenneth B. St. John*  
My Commission Expires: *10/13/2026*



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/06/2026 11:01:27 AM  
\$361.00 BRITTANI  
20260206000035010

*Allie S. Bayl*