

**This instrument was prepared by:**  
**Gilmer T. Simmons**  
**David P. Condon, P.C.**  
**100 Union Hill Drive Suite 200**  
**Birmingham, AL 35209**

**Send tax notice to:**  
**Tom Eli Stevens**  
**3859 South Cove Dr.**  
**Mountain Brook, AL 35213**

## **WARRANTY DEED**

**STATE OF ALABAMA**  
**SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **THREE HUNDRED THOUSAND AND 00/100 Dollars (\$300,000.00)** to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

**Frank Lester McEwen, a married person, Susan M. McIntosh, a married person, and Ann M. Purdy, an unmarried person, being the surviving and living devisees under the Last Will and Testament of Peggy Lester McEwen, Case No. 2024-000184, Shelby County, Alabama**

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

**Tom Eli Stevens**

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

**The West 1/2 of the SE 1/4 of the SE 1/4 of Section 22, Township 20 South, Range 1 East.**  
**Situated in Shelby County, Alabama.**

**\$396,800.00** of the proceeds come from a mortgage recorded simultaneously herewith.

- 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.

Peggy Lester McEwen was the surviving grantee of that certain Warranty Deed recorded January 26, 2005, as Instrument No. 20050126000041380 in the Office of the Judge of Probate of Shelby County, Alabama; the other grantee, Ralph W. McEwen, having died on or about April 8, 2010. Peggy Lester McEwen died on or about December 9, 2023.

The above described property does not constitute the homestead of Frank Lester McEwen or Susan M. McIntosh nor that of their spouses.

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

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, his/her 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/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 3rd day of February, 2026.

Frank Lester McEwen (SEAL)  
Frank Lester McEwen

Susan M. McIntosh (SEAL)  
Susan M. McIntosh

Ann M. Purdy (SEAL)  
Ann M. Purdy

**STATE OF ALABAMA  
COUNTY OF JEFFERSON**

I, the undersigned Notary Public in and for said County and State, hereby certify that Frank Lester McEwen, Susan M. McIntosh, and Ann M. Purdy, 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 2nd day of February, 2026.

Gilmer T. Simmons  
Notary Public  
My Commission Expires: 12/20/2029



**Real Estate Sales Validation Form**

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Frank Lester McEwen, Susan M. McIntosh, and Ann M. Purdy	Grantee's Name	Tom Eli Stevens
Mailing Address	295 Chelsea Forest Rd. Columbiana, AL 35051	Mailing Address	3859 South Cove Dr Mountain Brook, AL 35213
Property Address	Hwy 61 Wilsonville, AL 35186	Date of Sale	02/03/2026
		Total Purchase Price	\$300,000.00
		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)

- |   |                                      |
|---|--------------------------------------|
| <input type="checkbox"/> Bill of Sale                 | <input type="checkbox"/> Appraisal   |
| <input type="checkbox"/> Sales Contract               | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> Closing Statement |                                      |

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.

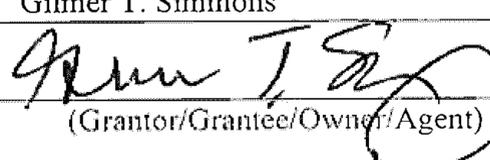
Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

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	02/03/2026	Print	Gilmer T. Simmons
<input type="checkbox"/> Unattested	_____	Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**02/10/2026 08:25:30 AM**  
**\$30.00 PAYGE**  
**20260210000037680**

**Form RT-1**

*Allen S. Boyd*