

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Shawn Callahan and
Susan Callahan
2360 Timber Lane
Alabaster, AL 35007

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED THIRTY ONE THOUSAND FOUR HUNDRED NINETY-ONE AND 74/100 (\$131,491.74.) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Western REI, LLC**, a(n) Alabama Limited Liability Company (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Shawn Callahan and Susan Callahan** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together as joint tenants with rights of survivorship, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

SEE ATTACHED EXHIBIT A.

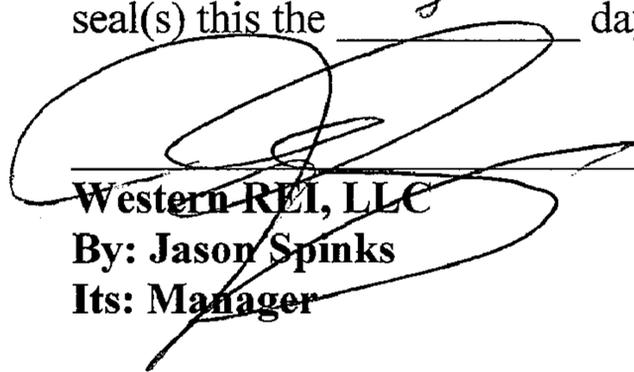
Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors and assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 2 day of March, 2026.



Western REI, LLC
By: Jason Spinks
Its: Manager

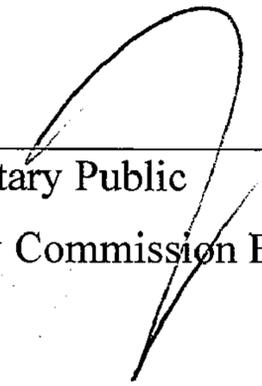
STATE OF ALABAMA
SHELBY COUNTY

}

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jason Spinks whose name as Manager of **Western REI, LLC**, a(n) Alabama Limited Liability Company, 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/she, as such Manager and with full authority, executed the same voluntarily for and as the act of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2 day of March, 2026.



Notary Public
My Commission Expires: 1/7/29

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 7, 2029

EXHIBIT A

The following described property situated in Shelby County, Alabama, to-wit:

Commence at the NE Corner of Section 2, Township 24 North, Range 12 East, Shelby County, Alabama; thence S02°58'50"E, a distance of 962.16'; thence S01°42'01"E, a distance of 352.49' to the POINT OF BEGINNING; thence continue the last described course, a distance of 581.29; thence S84°45'31" W, a distance of 154.5; thence S01°25'18"E, a distance of 208.46' to a point on the Northerly R.O.W. line of Alabama Highway 25; thence S84°51'25"W and along said R.O.W. line, a distance of 43.17; thence N02°54'36"W and leaving said R.O. W. line, a distance of 797.63'; thence N87°07'17"E, a distance of 215.29' to the POINT OF BEGINNING.

Said Parcel containing 3.03 acres, more or less.

ALSO AND INCLUDING an Ingress/Egress & Utility Easement, being more particularly described as follows: Commence at the NE Corner of Section 2, Township 24 North, Range 12 East, Shelby County, Alabama; thence S02°58'50"E, a distance of 962.16'; thence S01°42'01"E, a distance of 933.78; thence S84°45'31 "W, a distance of 154.59' to the POINT OF BEGINNING; thence S01°25'18"E, a distance of 208.46' to a point on the Northerly R.O.W. line of Alabama Highway 25; thence S84°51'25"W and along said R.O. W. line, a distance of 43.17; thence N02°54'36"W and leaving said R.O.W. line, a distance of 617.97'; thence N87°07'17"E, a distance of 48.56'; thence S02°54'36"E, a distance of 1407.87' to the POINT OF BEGINNING.

Real Estate Sales Validation Form

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

File#: E-9032

Grantor's Name Western REI, LLC
Mailing Address 3360 Davey Allison Boulevard
Bessemer, AL 35023

Grantee's Name Shawn Callahan and Susan Callahan
Mailing Address 2360 Timber Lane
Alabaster, AL 35007

Property Address 100 Trophy Drive
Montevallo, AL 35115

Date of Sale March 3, 2026
Total Purchase Price \$131,491.74
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
 Sales Contract
 Closing Statement
 Appraisal
 Other:

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 March 3, 2026

Print: Justin Smitherman

Unattested

Sign _____
(Grantor/Grantee/ Owner/Agent) circle one



~~Filed and Recorded~~
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/04/2026 07:59:42 AM
\$32.00 JOANN
20260304000061680

Allie S. Boyd