

SEND TAX NOTICE TO:
Nathan Fitts and Emily Fitts
4530 South Shades Crest Road
Bessemer, AL 35022

This instrument prepared by:
Kellie M. Dyar
Law Office of Kellie M. Dyar, LLC
5112 Shadowbrook Trail
Birmingham, Alabama 35244
TC-26-30

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, for valuable consideration (**The actual value is \$494,100.00 per tax assessor's appraised value.**), in hand paid to the undersigned, **Charles Herring, a married man**, whose address is 1480 County Road 175, Crane Hill, AL 35053, (hereinafter "Grantor", whether one or more), by **Nathan Fitts and Emily Fitts**, whose address is 4530 South Shades Crest Road, Bessemer, AL 35022, (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 **Nathan Fitts and Emily Fitts, as joint tenants with right survivorship** the following described real estate situated in Shelby County, Alabama, **to-wit:**

Begin at the northeast corner of the southeast one-quarter of the northeast one-quarter of Section 14, Township 20 South, Range 4 West; thence run west along the north line of said southeast one-quarter of the northeast one-quarter a distance of 305.10 feet to the point of beginning; thence continue said course along the north line a distance of 821.15 feet; thence turn left an angle of 103 degrees 04 minutes and run a distance of 464.86 feet to the northwest right-of-way boundary of a paved road; thence turn left an angle of 103 degrees 51 minutes 30 seconds and run along said northwest right-of-way boundary a distance of 200.00 feet; thence turn left an angle of 10 degrees 18 minutes and continue along said northwest right-of-way boundary a distance of 268.40 feet; thence turn right an angle of 05 degrees 33 minutes and continue along said northwest right-of-way boundary a distance of 380.67 feet to the point of beginning. Being situated in the southeast one-quarter of the northeast one-quarter of Section 14, Township 20 South, Range 4 West, Shelby County, Alabama.

LESS & EXCEPT:

A part of the southeast one-quarter of the northeast one-quarter of Section 14, Township 20 South, Range 4 West, Shelby County, Alabama, being more particularly described as follows: From an existing 3-inch pipe, being the locally accepted northwest corner of the southeast one-quarter of the northeast one-quarter of said Section 14, run in an easterly direction along the north line of said quarter-quarter section a distance of 498.92 feet to an existing iron rebar set by Weygand, said point being the point of beginning; thence continue in an easterly direction along the last-mentioned course a distance of 521.15 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 148 degrees 19 minutes 40 seconds and run in a southwesterly direction along the northwest right-of-way line of South Shades Crest Road a distance of 380.67 feet to an existing old iron rebar set by Weygand; thence turn an angle to the left of 5 degrees 33 minutes 10 seconds and run in a southwesterly direction along the northwest right-of-way line of South Shades Crest Road a distance of 105.34 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 90 degrees and run

in a northwesterly direction a distance of 187.14 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 37 degrees 13 minutes 30 seconds and run in a northerly direction a distance of 114.64 feet, more or less, to the point of beginning.

FOR INFORMATIONAL PURPOSES ONLY:

Address is 4530 South Shades Crest Road, Bessemer, Alabama 35022.

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 not owned by Grantor excepted.

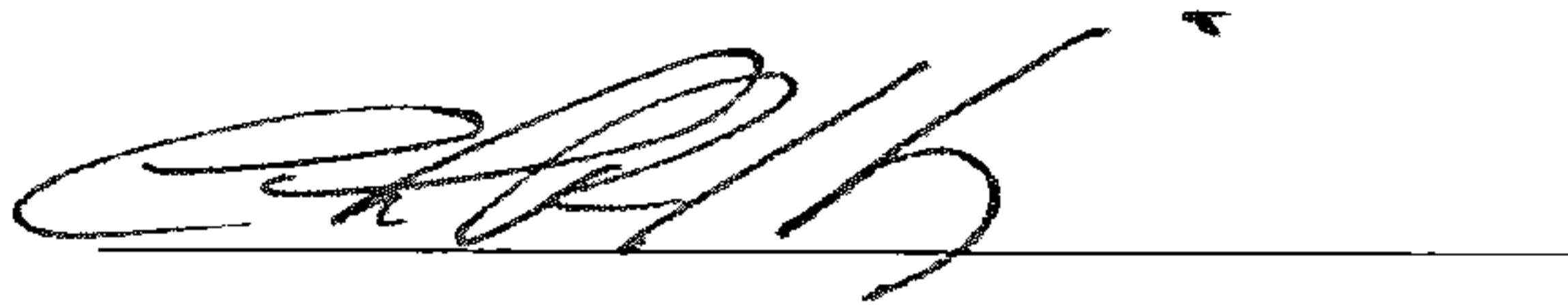
Subject to a third-party mortgage in the amount of \$263,500.00 executed and recorded simultaneously herewith.

The property herein conveyed does not constitute the homestead of the Grantor nor that of his spouse.

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.

(Remainder of Page Intentionally Left Blank – Signature Page Follows)

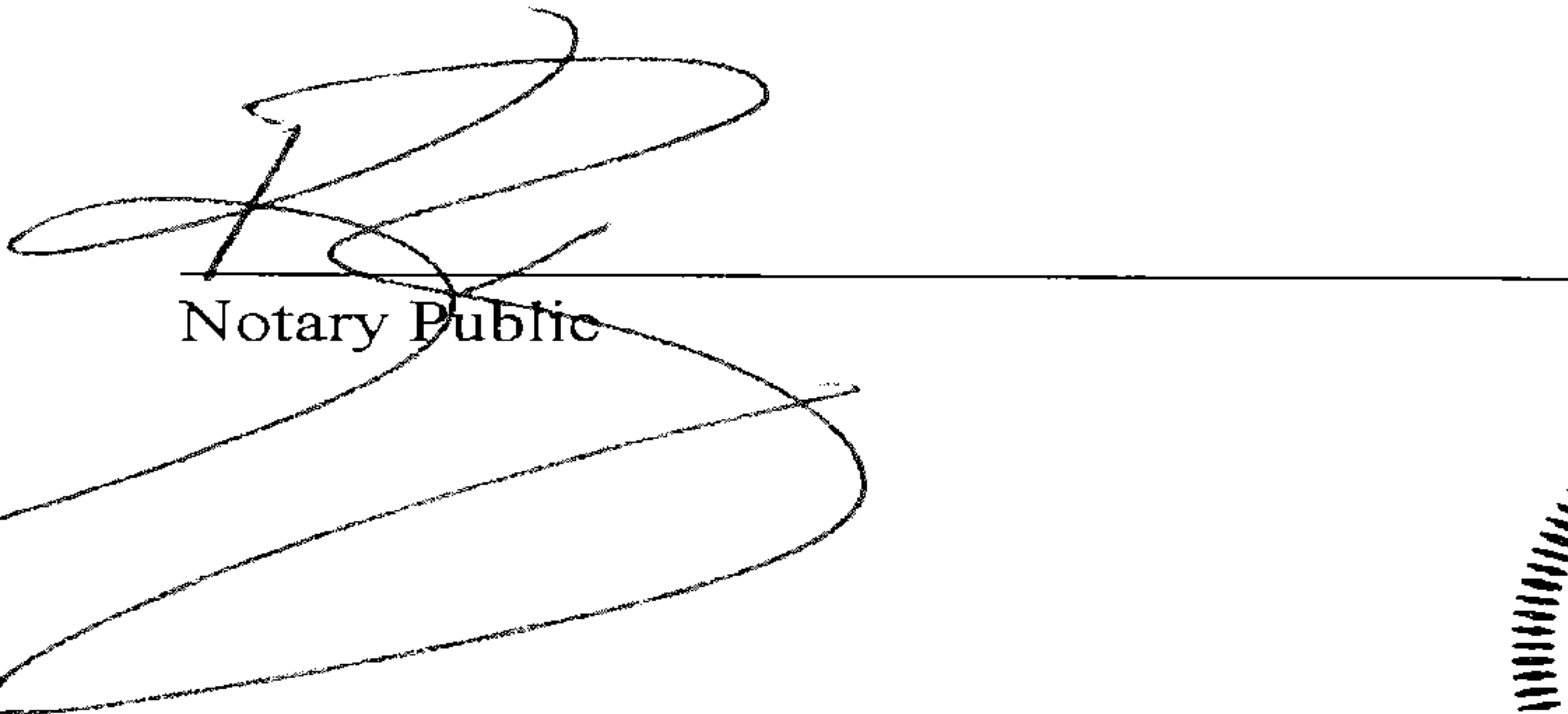
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 24th day of February, 2026.



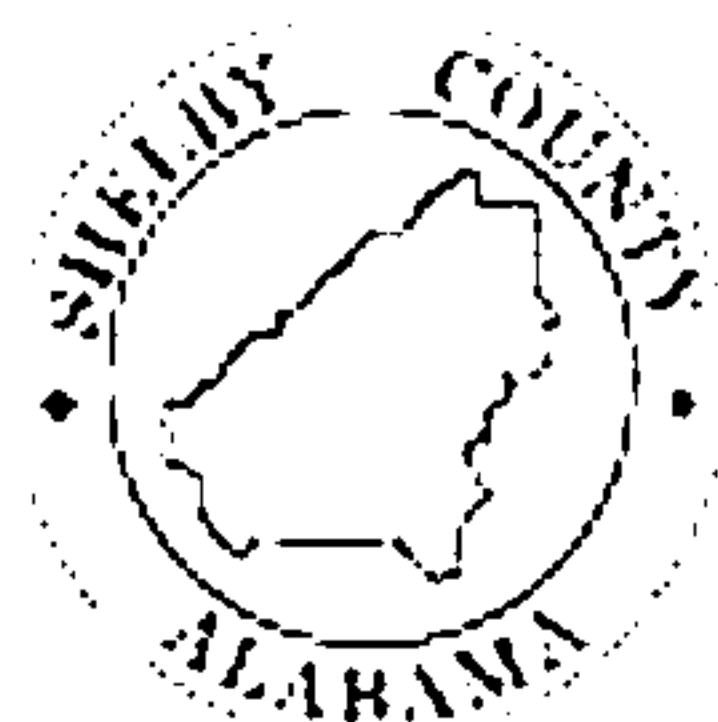
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Charles Herring, whose name(s) 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, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 24th day of February, 2026.



Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/04/2026 10:48:45 AM
\$522.50 BRITTANI
20260304000062280

