

REAL ESTATE VALIDATION FORM

The following information is provided pursuant to Code of Alabama §40-22-1 (1975). The undersigned Grantor does attest, to the best of the Grantor's knowledge and belief, that the information in this document is true and accurate. The Grantor understands that any false statement claimed on this form may result in imposition of the penalties indicated in Code of Alabama § 40-22-1 (h) (1975).

Grantor's Name:
James W. Tatum, II
Kimberly Wood

Grantee's Name:
Basil B. Bohannon

Mailing Address:
420 Sanie Road
Odenville, Alabama 35216

Mailing Address:
4648 Cotswold Lane
Birmingham, Alabama 35242

Property Address:
140 Brook Highlands Cove
Birmingham, Alabama 35242

Date of Sale: April 2, 2026

Total Purchase Price: \$349,900.00

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; Appraisal; Sales Contract; Closing Statement; Other

This instrument prepared by:
Melissa Kessler Smith
Smith Kessler Smith, LLC
2223 Graymoor Lane
Waverly, Alabama 36879

GENERAL WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Three Hundred Forty-Nine Thousand Nine Hundred and 00/100 Dollars (\$349,900.00)** and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **James W. Tatum, II and Kimberly Wood, Husband and Wife** (hereinafter Grantor, whether one or more), do grant, bargain, sell and convey unto **Basil B. Bohannon** (hereinafter Grantees), all our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 21, according to the Survey of the Village at Brook Highland, being a resurvey of Lot 3A, Brook Highlands Commercial Resurvey No.1, as recorded in Map Book 24, Page 93, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, mineral and mining rights, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation, also the following as recorded in the Office of the Judge of Probate for Shelby County, Alabama:


1. All matters as set forth in that plat of Village at Brook Highland, as recorded in Map Book 24, Page 93, in the Probate Office of Shelby County, Alabama.
2. Easement to Alabama Power Company as shown by instrument recorded in Real 220, Page 521; Real 220, Page 532; and Instrument No. 2000-23203 in the Shelby County Probate Office.
3. Reciprocal Easement Agreement between AmSouth Bank, N.A., as Ancillary Trustee for NNCNB National Bank of North Carolina as Trustee for the Public Employees Retirement System of Ohio and Eddleman and Associates, as set out in instrument dated April 14, 1987, and recorded in Real 125, Page 249 in the Shelby County Probate Office.
4. Brook Highland Common Property Declaration of Covenants, Conditions and Restrictions, and any amendments thereto, as recorded in Real 307, Page 950 in Shelby County Probate Office.
5. Declaration of Protective Covenants for the "Watershed Property", which provides, among other things, for an Association to be formed to assess and maintain the Watershed Maintenance Areas, etc. of the development; all of said covenants, restrictions and conditions being set out in instrument recorded in Real 194, Page 54 in the Shelby County Probate Office.
6. Drainage Agreement between AmSouth Bank, N.A., as Ancillary Trustee for NNCNB National Bank of North Carolina, as Trustee for the Public Employees Retirement System of Ohio and Eddleman and Associates, as set out in Real 125, Page 238 dated April 14, 1987, in the Shelby County Probate Office.
7. Easement for sanitary sewer lines and water lines in favor of the Water Works and Sewer Board of the City of Birmingham recorded in Real 194, Page 1 in the Shelby County Probate Office.
8. Deed and Bill of Sale to the Water Works and Sewer Board of the City of Birmingham as shown by instrument recorded in Real 194, Page 43 in the Shelby County Probate Office.
9. Restrictive Agreement and Protective Covenants including restrictive use of property as set out in Instrument No. 1992-14567; Real 308, Page 1; Instrument No. 1993-32511; and Real 220, Page 339 in the Shelby County Probate Office.
10. Reciprocal Easement Agreement between AmSouth Bank, N.A., as Ancillary Trustee for NNCNB National Bank of North Carolina as Trustee for the Public Employees Retirement System of Ohio and Betty and Douglas Eddleman, as

set out in instrument dated August 9, 1988, and recorded in Real 199, Page 18 in the Shelby County Probate Office.


11. Agreement concerning Electric Service to NNCNB National Bank of North Carolina as Trustee and Brook Highland dated February 5, 1988, and recorded in Real 306, Page 119 in Shelby County, Probate Office.
12. Declaration of Protective Covenants as recorded in Instrument No. 1998-10373 in the Office of the Judge of Probate for Shelby County, Alabama.
13. Soil Erosion Control Plan and Storm Water Management System as recorded in Book 194, Page 99 in the Shelby County Probate Office.
14. Agreement Concerning Electric Service to NNCNB/Brook Highlands as recorded in Book 306, Page 119 in the Probate Office for Shelby County.
15. Declaration of Covenants, Conditions, and Restrictions as recorded in Book 307, Page 950 in the Probate Office for Shelby County.

TO HAVE AND TO HOLD unto the said Grantee, and Grantee's heirs and assigns, forever. And Grantor does for the Grantor and for the Grantor's heirs, executors, and administrators covenant with the said Grantee, and Grantee's heirs 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, the undersigned have hereunto set our hands and seals on the 2nd day of April, 2026.



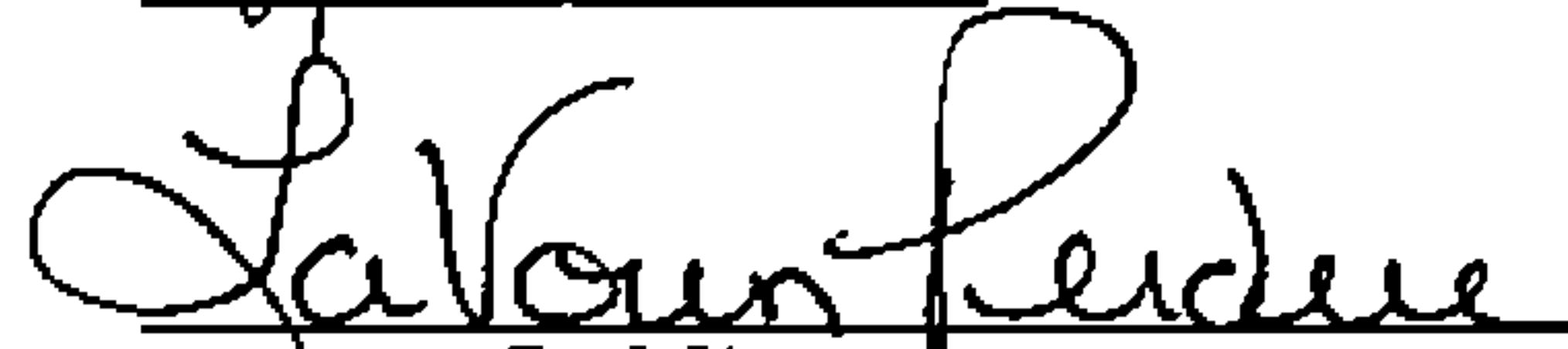
James W. Tatum, II



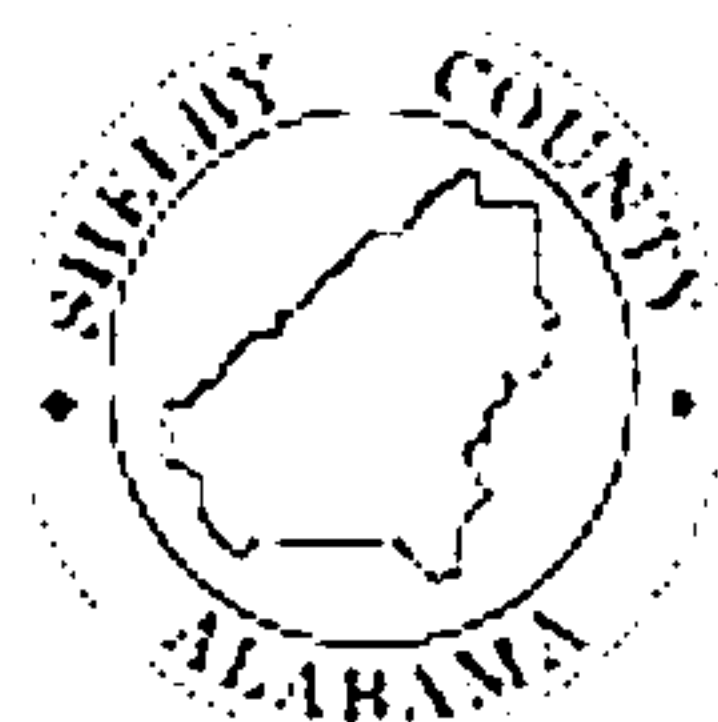
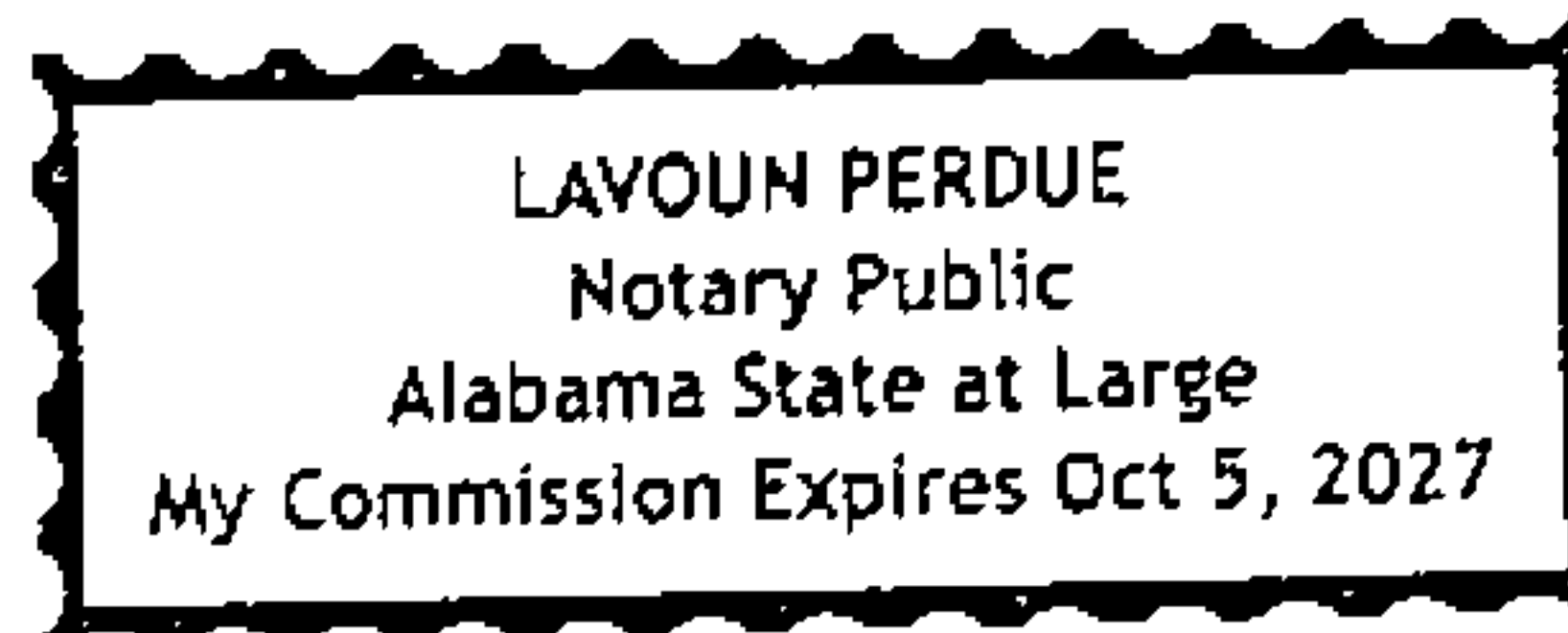
Kimberly Wood

STATE OF ALABAMA
COUNTY OF JEFFERSON

Before me, the undersigned authority in and for the above State and County, on this day personally appeared James W. Tatum, II and Kimberly Wood, whose names are signed to the foregoing conveyance, and who are known to me and after being duly sworn, acknowledged before me on this day that, being informed of the contents, they executed the same voluntarily on the day the same bears date. Given under my hand this 2nd day of April, 2026.



Notary Public
Printed Name:
My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/02/2026 03:14:11 PM
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Allen S. Bayl