

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-20-26124

Send Tax Notice To: Steve Denty
Connie S. Denty
112 Fulton Road
Columbiana, AL 35051

**WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Sixty Five Thousand One Hundred Dollars and No Cents (\$165,100.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Aaron D. Williams and Yu-Ting Huang Williams, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Steve Denty and Connie S. Denty**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to all 2020 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Yu-Tin Huang and Yu-Ting Huang Williams are one and the same person.

\$156,845.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 31st day of March, 2020.



Aaron D. Williams



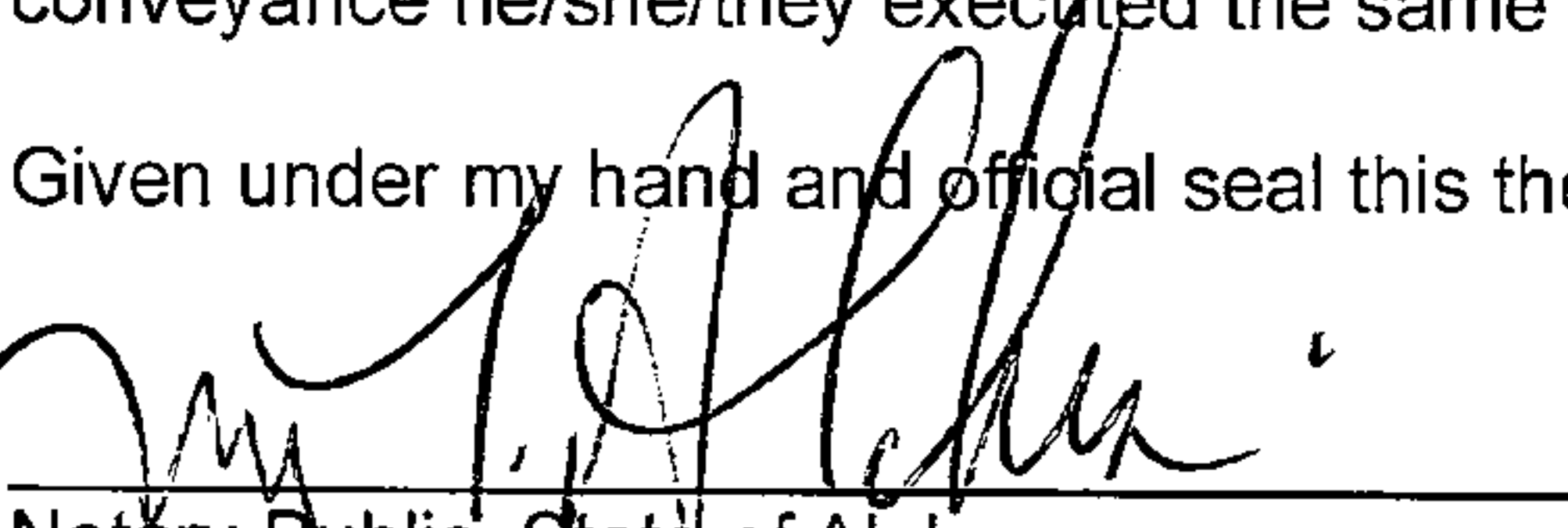
Yu-Ting Huang Williams

State of Alabama

County of Shelby

I, Mike T Atchison, a Notary Public in and for the said County in said State, hereby certify that Aaron D. Williams and Yu-Ting Huang Williams, 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 official seal this the 31st day of March, 2020.


Notary Public, State of Alabama

Mike T Atchison

My Commission Expires: September 22, 2020

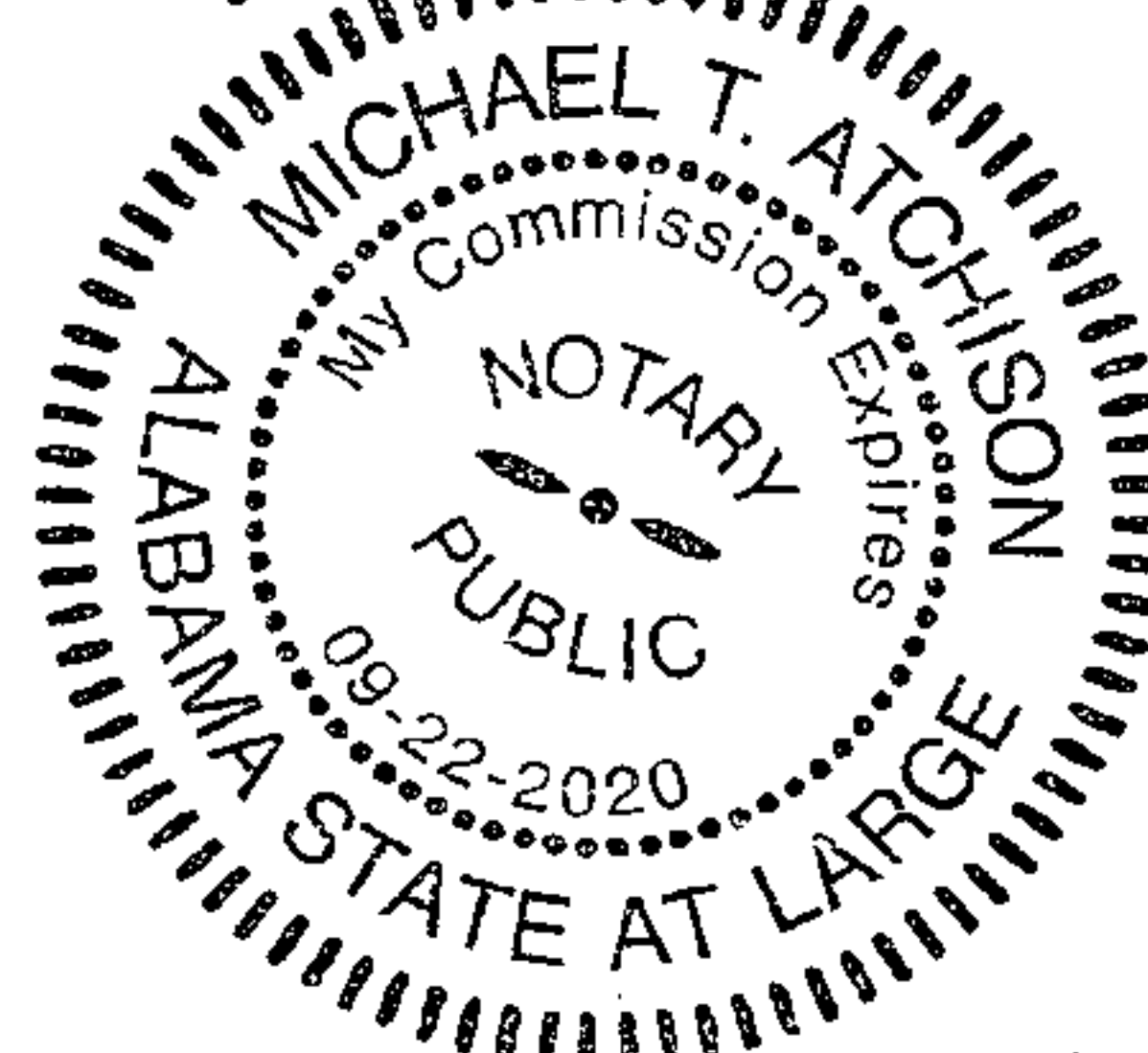


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

A parcel of land in the Northwest Quarter of the Northeast quarter of Section 34, Township 21 South, Range 1 West, being a part of the same land described in a deed to Marshall and Lorine Hughes, recorded in Instrument #1992-10851, of the real property recorded of Shelby County, Alabama. Said parcel of land being more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of the Northeast Quarter of said Section 34; thence South 01 degrees 10 minutes 51 seconds East, a distance of 528.90 feet to a point in the center of Fulton Road; thence along the center line of Fulton Road, the following courses and distances: South 77 degrees 40 minutes 38 seconds East, a distance of 127.54 feet; South 86 degrees 42 minutes 48 seconds East, a distance of 59.91 feet; South 83 degrees 56 minutes 48 seconds East, a distance of 65.82 feet to the point of beginning; thence South 76 degrees 41 minutes 10 seconds East a distance of 24.03 feet, to a point; thence North 15 degrees 06 minutes 10 seconds East a distance of 36.00 feet to a point; thence South 74 degrees 53 minutes 50 seconds East, a distance of 102.52 feet to a 1/2 -inch rebar found; thence North 36 degrees 42 minutes 07 seconds East, a distance of 327.36 feet to a point; thence North 34 degrees 47 minutes 13 seconds West a distance of 127.76 feet to a point; thence South 69 degrees 44 minutes 07 seconds West a distance of 337.18 feet to a point; thence south 45 degrees 58 minutes 02 seconds West a distance of 15.29 feet to a point; thence South 46 degrees 51 minutes 59 seconds East a distance of 33.26 feet to a point; thence South 00 degrees 30 minutes 36 seconds East a distance of 119.20 feet to a point; thence South 54 degrees 47 minutes 49 seconds East a distance of 38.32 feet to a 5/8-inch rebar found; thence South 18 degrees 03 minutes 11 seconds East a distance of 60.03 feet to a 5/8-inch rebar found; thence South 06 degrees 24 minutes 05 seconds West a distance of 21.56 feet to the point of beginning.

Subject to the following described easement:

A 20-foot easement in the Northwest Quarter of the Northeast Quarter of Section 34, township 21 South, Range 1 West, being a part of the same land described in a deed to Marshall and Lorine Hughes, recorded in Instrument #1992-10851, of the real property records of Shelby County, Alabama. Said easement being 10-foot either side of the following described centerline:

Commencing at the Northwest corner of the Northwest Quarter of the Northeast Quarter of said Section 34; thence South 01 degrees 10 minutes 51 seconds East, a distance of 528.90 feet to a point in the center of Fulton Road; thence along the center line of Fulton Road, the following courses and distances: South 77 degrees 40 minutes 38 seconds East, a distance of 127.54 feet; South 86 degrees 42 minutes 48 seconds East, a distance of 59.91 feet; South 83 degrees 56 minutes 48 seconds East, a distance of 65.82 feet; thence South 76 degrees 41 minutes 10 seconds East a distance of 14.03 feet to the point of beginning; thence North 15 degrees 06 minutes 10 seconds East a distance of 40.96 feet to a point; thence North 67 degrees 53 minutes 23 seconds East a distance of 52.80 feet to a point; thence North 86 degrees 20 minutes 03 seconds East a distance of 78.35 feet to a point; thence North 64 degrees 01 minutes 54 seconds East a distance of 42.27 feet to a point on the East line of said 2-acre parcel, and the point of ending of said easement.

PARCEL II:

Commence at the NW corner of the NW 1/4 of the NE 1/4 of Section 34, Township 21 South, Range 1 West and run South 4 degrees 46 minutes 37 seconds West along the West line of said 1/4-1/4 a distance of 528.90 feet to a point; thence run South 71 degrees 41 minutes 10 seconds East a distance of 127.34 feet to a point; thence run South 80 degrees 43 minutes 20 seconds East a distance of 59.91 feet to a point; thence run South 77 degrees 57 minutes 20 seconds East a distance of 65.82 feet to the point of beginning of the property, Parcel No. 2, being described; thence run South 70 degrees 47 minutes 02 seconds East a distance of 24.03 feet to a point; thence run North 21 degrees 00 minutes 00 seconds East a distance of 36.00 feet to a point; thence run South 69 degrees 00 minutes 00 seconds East a distance of 102.01 feet to a point; thence run South 47 degrees 29 minutes 60 seconds East a distance of 109.00 feet to a point; thence run North 57 degrees 32 minutes 14 seconds East a distance of 276.23 feet to a point; thence run North 26 degrees 47 minutes 45 seconds West a distance of 316.76 feet to a point; thence run South 75 degrees 43 minutes 35 seconds West a distance of 337.18 feet to a point; thence run South 51 degrees 57 minutes 37 seconds West a distance of 15.29 feet to a point; thence run South 40 degrees 52 minutes 30 seconds East a distance of 33.26 feet to a point; thence run South 5 degrees 28 minutes 53 seconds West a distance of 119.20 feet to a point; thence run South 49 degrees 16 minutes 23 seconds East a distance of 37.75 feet to a point; thence run South 11 degrees 54 minutes 59 seconds East a distance of 59.93 feet to a point; thence run South 10 degrees 59 minutes 24 seconds West a distance of 22.13 feet to a point of beginning.

PARCEL III:

A parcel of land in the Northwest Quarter of the Northeast Quarter of Section 34, Township 21 South, Range 1 West, said parcel of land being more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of the Northeast Quarter of said Section 34; thence South 01 degrees 10 minutes 51 seconds East a distance of 528.90 feet to a point in the center of Fulton Road; thence along the center line of Fulton Road the following courses and distances:

South 77 degrees 40 minutes 38 seconds East, a distance of 127.54 feet; South 86 degrees 42 minutes 48 seconds East, a distance of 59.91 feet; South 83 degrees 56 minutes 48 seconds East a distance of 65.82 feet to a point; thence South 76 degrees 41 minutes 10 seconds East a distance of 24.03 feet to a point; thence North 15 degrees 06 minutes 10 seconds East a distance of 29 feet to the point of beginning; thence continue North 15 degrees 06 minutes 10 seconds East a distance of 7 feet to a point; thence South 74 degrees 53 minutes 50 seconds East a distance of 102.52 feet; thence South 53 degrees 38 minutes 34 seconds East a distance of 109.68 feet to a point being an axle located at the corner of a chain link fence, currently in place; thence run northwesterly along said chain link fence a distance of 105 feet, more or less, to a point, being an offset in said fence; thence turn an angle to the left and run southwesterly along said fence 20 feet, more or less, to a point; thence turn an angle to the right and run northwesterly along said chain link fence, meandering not in a straight line, a distance of 95 feet, more or less, to the point of beginning.

PARCEL IV:

Commence at the NW corner of the NW 1/4 of the NE 1/4 of Section 34, Township 21 South, Range 1 West, Shelby County, Alabama; thence North 90 degrees 00 minutes 00 seconds East, a distance of 213.00 feet to the POINT OF BEGINNING ; thence continue along the last described course, a distance of 353.08 feet; thence South 05 degrees 46 minutes 13 seconds East, a distance of 555.94 feet; thence North 26 degrees 22 minutes 07 seconds West, a distance of 317.01 feet; thence South 78 degrees 20 minutes 32 seconds West, a distance of 321.40 feet; thence North 07 degrees 56 minutes 25 seconds East, a distance of 337.28 feet to the POINT OF BEGINNING. Situated in Shelby County, Alabama. According to the survey of Rodney Y. Shiflett, dated October 29, 2008.

