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STATE OF ALABAMA                    )  
  ) **JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**  
COUNTY OF SHELBY                ) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED EIGHTY-FOUR THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$184,900.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **LINDA C. BUCHANAN, as Personal Representative of the ESTATE OF ROSA ANNE BUCHANAN, Shelby County Probate Case #2018-000146** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **JEFFERY DOUGLAS THOMAS and PEGGY SAMANTHA THOMAS** (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, declarations, and riparian rights of record, if any.

\$181,550.00 of the above-recited consideration is being paid with a purchase money mortgage being recorded simultaneously herewith.

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

And said Grantor, for said Grantor, her heirs, successors, executors and administrators, covenants with Grantees, and with their 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, which are not yet due and payable; and that Grantor will, and her heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

Malcolm Stewart McLeod  
Notary Public  
Alabama State at Large  
My Commission Expires 08.15.2022

## Exhibit A

### Legal Description

Commence at the Southwest corner of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 1, Township 21 South, Range 1 East, thence run East along the South line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section a distance of 40.00 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 39.90 feet to the South right of way line of Ala. Highway No. 25; thence turn an angle of 81 degrees 52 minutes to the right and run a distance of 299.80 feet to a point on said right of way; thence turn an angle of 2 degrees 30 minutes to the right and run a distance of 51.20 feet to a point on said right of way; thence turn an angle of 00 degrees 31 minutes to the left and run a distance of 145.49 feet to a point on said right of way line; thence turn an angle of 2 degrees 16 minutes to the left and run a distance of 90.25 feet to a point on said right of way line and the point of beginning; thence turn an angle of 3 degrees 44 minutes to the left and run a distance of 204.00 feet to a point on said right of way line; thence turn an angle of 98 degrees 55 minutes to the right and run a distance of 219.41 feet to the North right of way line of the Southern railroad; thence turn an angle of 68 degrees 40 minutes to the right and run along the North right of way line of the Southern Railroad, a distance of 217.09 feet; thence turn an angle of 00 degrees 20 minutes to the right and run along the right of way of the Southern Railroad a distance of 20.07 feet; thence turn an angle of 115 degrees 03 minutes to the right and run a distance of 274.64 feet to the point of beginning; situated in the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  and the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 1, Township 21 South, Range 1 East; all being situated in Wilsonville, Shelby County, Alabama.

Allen S. Bayal