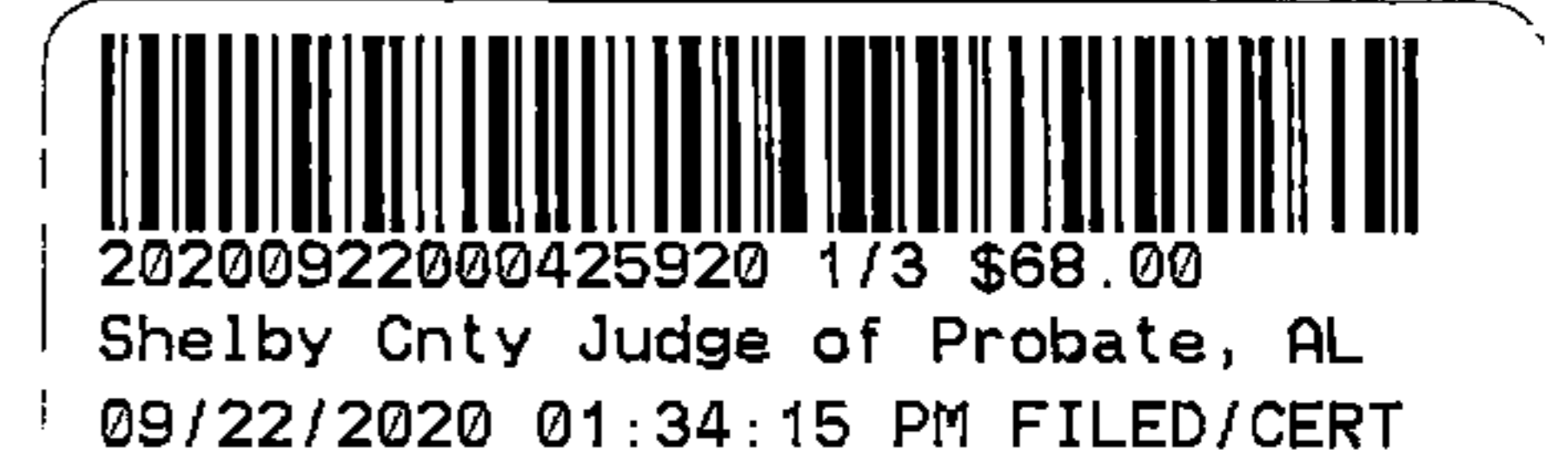


GRANTEE'S ADDRESS:
147 Weeping Circle
Wilsonville, Alabama 35186

WARRANTY DEED



STATE OF ALABAMA,

SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that on the 11th day of September, 2020, in consideration of FORTY THOUSAND AND 00/100 DOLLARS (\$40,000.00) and other good and valuable consideration, the undersigned,

BARRY RODGERS, a married man, whose address is 145 Holly Lane, Sterrett, Alabama, 35147, herein referred to as Grantor, does hereby grant, bargain, sell and convey unto **MEGAN HOWARD**, whose address is 147 Weeping Circle, Wilsonville, Alabama, 35186, herein referred to as Grantee, in fee simple, the following described real estate, lying and being in Shelby County, to-wit:

A parcel of land being in Section 27, Township 20 South, Range 1 East, being more particularly described as follows: Commence at the Northeast corner of the Southwest one-fourth of the Southwest one-fourth of Section 26, Township 20 South, Range 1 East; thence South 86 degrees 52 minutes 52 seconds West a distance of 1339.85 feet to the point of beginning; thence North 90 degrees 00 minutes 00 seconds West a distance of 175.81 feet; thence North 00 degrees 00 minutes 00 seconds West a distance of 740.35 feet to the Southerly right-of-way line of Highway 56; thence South 84 degrees 50 minutes 39 seconds East along said right-of-way line a distance of 243.48 feet to a point lying on the centerline of a 15 foot ingress-egress and utility easement; thence South 37 degrees 14 minutes 00 seconds West leaving said right-of-way line a distance of 99.76 feet; thence South 27 degrees 21 minutes 52 seconds West a distance of 23.43 feet; thence South 05 degrees 35 minutes 27 seconds West a distance of 55.44 feet; thence South 06 degrees 19 minutes 59 seconds East a distance of 149.97 feet; thence South 03 degrees 41 minutes 02 seconds West a distance of 122.47 feet; thence South 03 degrees 37 minutes 02 seconds West a distance of 72.79 feet; thence South 01 degrees 29 minutes 59 seconds East a distance of 207.22 feet; thence South 01 degrees 38 minutes 55 seconds East a distance of 12.00 feet to the point of beginning.

Also a 15 foot ingress, egress and utility easement being 7.5 feet each of the following described centerline: Commence at the Northeast corner of the Southwest one-fourth of the Southwest one-fourth of Section 26, Township 20 South, Range 1 East; thence South 86 degrees 52 minutes 28 seconds West a distance of 1339.85 feet; thence North 90 degrees 00 minutes 00 seconds West a distance of 175.81 feet; thence North 00 degrees 00 minutes 00 seconds West a distance of 740.35 feet to the Southerly right-of-way line of Highway 56; thence South 84 degrees 50 minutes 39 seconds East along said right-of-way line a distance of 243.48 feet to the point of beginning; thence South 37 degrees 14 minutes 00 seconds West leaving said right-of-way line a distance of 99.76 feet; thence South 27 degrees 21 minutes 52 seconds West a distance of 23.43 feet; thence South 05 degrees 35 minutes 27 seconds West a distance of 55.44 feet; thence South 06 degrees 19 minutes 59 seconds East a distance of 149.97 feet; thence South 03 degrees 41 minutes 02 seconds West a distance of 122.47 feet; thence South 03 degrees 37 minutes 02 seconds West a distance of 72.79 feet; thence South 01 degrees 29 minutes 59 seconds East a distance of 207.22 feet; thence South 01 degrees 38 minutes 55 seconds East a distance of 12.00 feet to the end of said easement.

Property street address: 2248 Highway 56, Wilsonville, AL, 35186.

SUBJECT PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.

TO HAVE AND TO HOLD the above described property with the tenements, hereditaments, appurtenances and improvements thereunto belong or in anywise appertaining unto the Grantee forever.

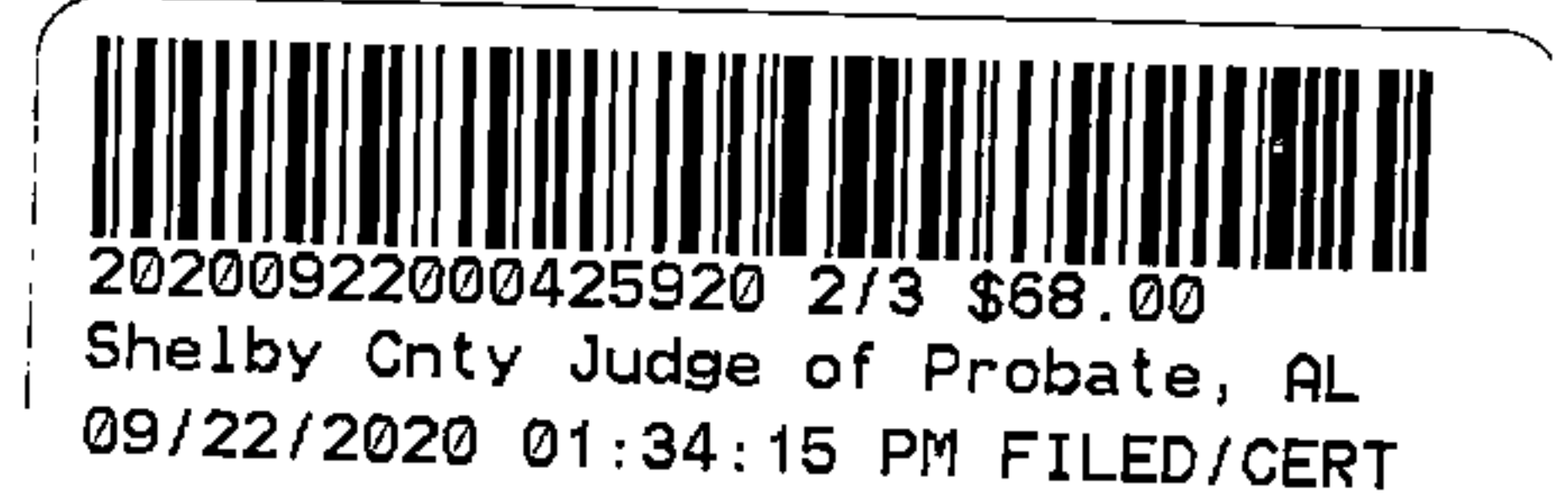
And the Grantor does hereby covenant with and represent unto the Grantee that he is seized in fee simple of the lands above described; that the same is free from all encumbrances and he will forever warrant and defend the title to the same and the possession thereof unto the said Grantee, her heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has hereunto set his signature and seal on the day and year first above written.

 (SEAL)
BARRY RODGERS

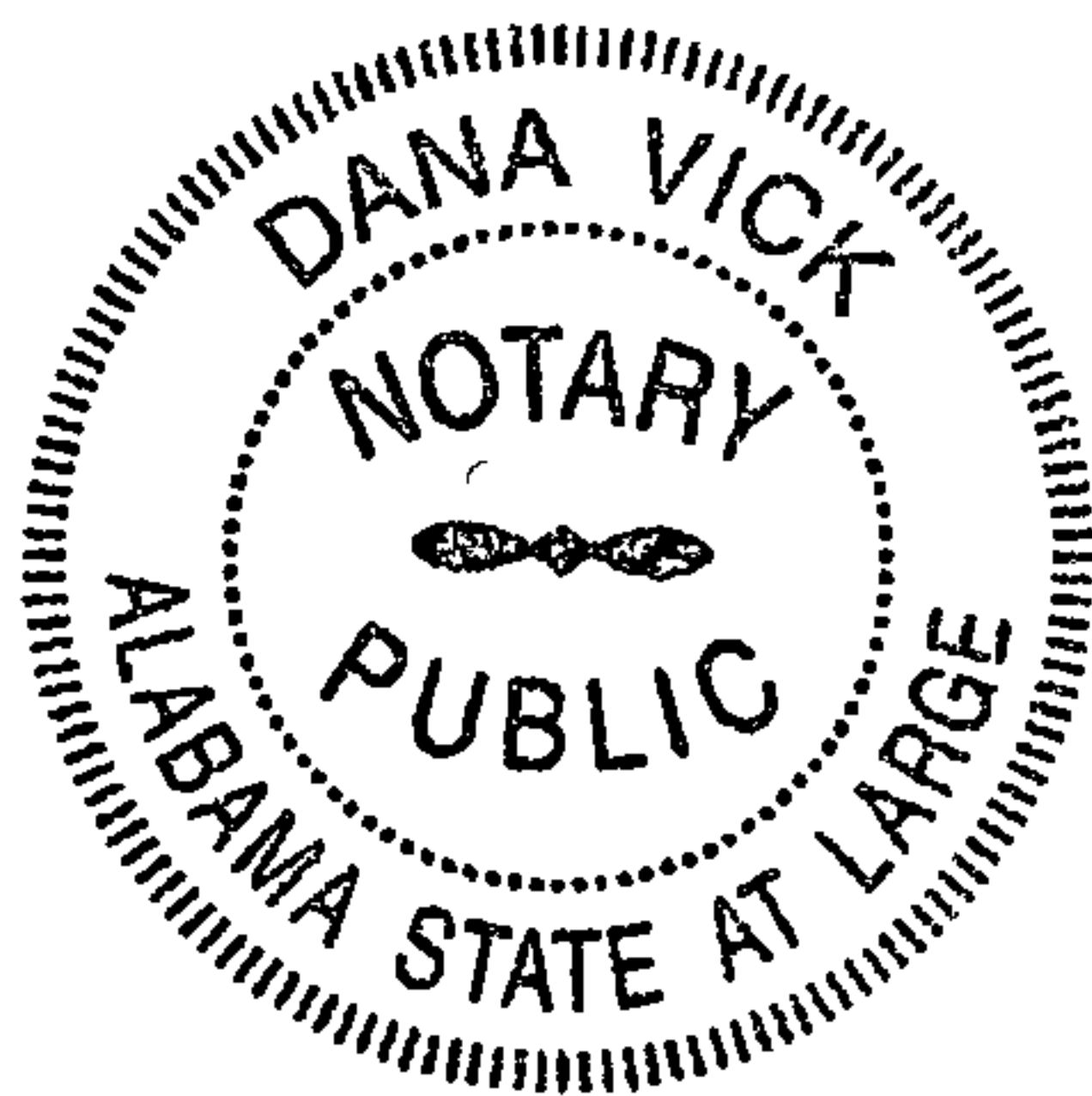
STATE OF ALABAMA,

TALLADEGA COUNTY.



I, the undersigned authority, a Notary Public for said County and State, hereby certify that BARRY RODGERS, a married man, whose name is acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand this the 11th day of September, 2020.





NOTARY PUBLIC

My Commission Expires: 12/13/2022

THIS INSTRUMENT PREPARED BY::

J. Van Wilkins
Attorney at Law
103 East Second Street
Sylacauga, Alabama 35150
(256) 245-4200

Real Estate Sales Validation Form

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

Grantor's Name, Barry Rodgers
Mailing Address, 145 Holly Lane, Sterett, AL 35147

Grantee's Name, Megan Howard
Mailing Address, 147 Weeping Circle, Wilsonville, AL 35186

Property Address, 2248 Highway 56, Wilsonville, AL 35186

Date of Sale, 9-11-2020
Total Purchase Price, \$40,000.00

Shelby County, AL 09/22/2020
State of Alabama
Deed Tax: \$40.00

Actual Value, \$

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
[X] Sales Contract
Closing Statement

- Appraisal
Other



Shelby Cnty Judge of Probate, AL
09/22/2020 01:34:15 PM FILED/CERT

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 9-11-2020

Print J. Van Wilkins

Unattested

Signature of verifier (verified by)

Sign

Signature of J. Van Wilkins (Grantor/Grantee/Owner/Agent) circle one