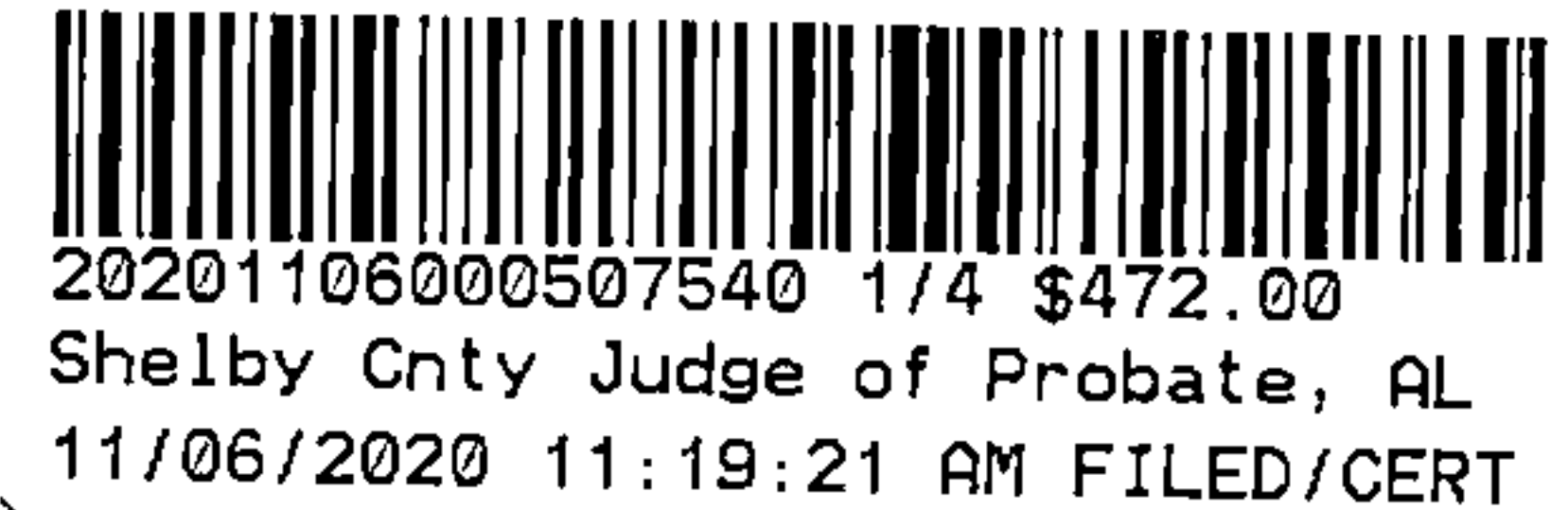


STATE OF ALABAMA)

COUNTY OF SHELBY)



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Four Hundred and Forty-One Thousand and 00/100 Dollars (\$441,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, **Jerome Anthony Fiore, Jr., a single man** (herein referred to as "Grantor"), does hereby grant, bargain, sell and convey unto **Teddy Lee Johnson** (herein referred to as "Grantee"), that certain real property situated in Shelby County, Alabama, more particularly described as follows (the "Property"): **Refer to Exhibit A attached hereto**

TOGETHER WITH all rights, easements, privileges, tenements, hereditaments and appurtenances belonging or in any way appertaining thereto.

The Property is conveyed subject to ad valorem taxes for 2021 and subsequent years not yet due and payable; easements, covenants, rights-of-way and other matters of record; mining and mineral rights owned or reserved by others; and any adverse circumstance that an accurate and complete survey would show.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

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

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:

Jerome Anthony Fiore, Jr.
606 Warwick Road
Homewood, Al. 35209

Grantee's Name and Mailing Address:

Teddy Lee Johnson
100 South 5th Street
Orlando, Fl 32833

Property Address: 1293 Highway 57, Calcis, AL

Purchase Price: \$441,000.00

The Purchase Price of the Property can be verified by the closing statement and real estate sales contract.

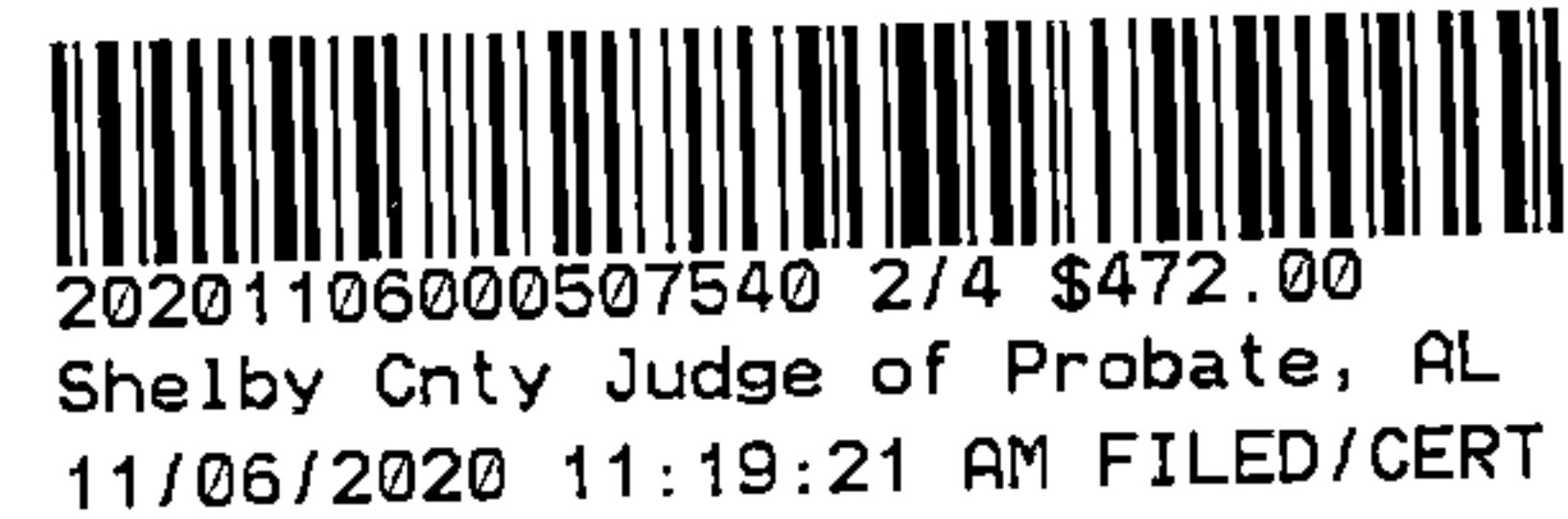
IN WITNESS WHEREOF, Grantor has executed this Warranty Deed on this the 30th day of October, 2020.

GRANTOR:


Jerome Anthony Fiore, Jr.

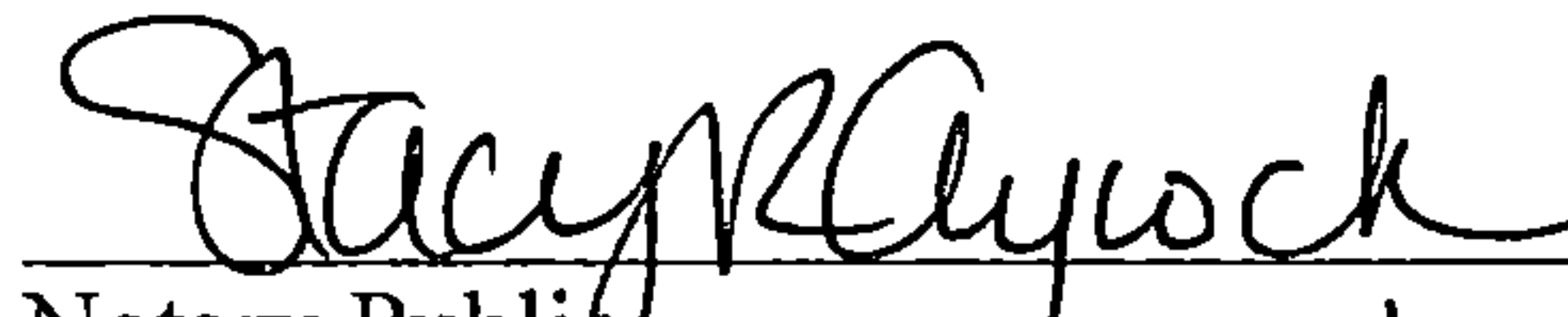
STATE OF ALABAMA)

JEFFERSON COUNTY)



I, the undersigned, a Notary Public in and for said County and said State, hereby certify that **Jerome Anthony Fiore, Jr.**, whose name is signed to the foregoing Warranty Deed and who is known to me, 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 and official seal on this the 30th day of October, 2020.


Notary Public
My Commission Expires: 03/27/2023



This instrument was prepared by:


Robert H. Sprain, Jr., Esq.
Friedman, Dazzio, Zulanas & Bowling P.C.
3800 Corporate Woods Drive
Birmingham, AL 35242

Send tax notice to:

Teddy Lee Johnson
100 South 5th Street
Orlando, FL 32833

EXHIBIT "A"

A parcel of land located in the NE 1/4 of the NW 1/4, NW 1/4 of the NE 1/4, SW 1/4 of the NE 1/4, SE 1/4 of the NE 1/4 and NE 1/4 of the SE 1/4 in Section 27, Township 18 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows: Beginning at a 5/8" rebar representing the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 27; thence run South 01 degree 26 minutes 34 seconds West along the monumented East line of the Northwest 1/4 of the Northeast 1/4 of said Section 27 for 1,334.10 feet to a 1/4" pipe representing the Northwest corner of the Southeast 1/4 of the Northeast 1/4 of Section 27; thence run South 89 degrees 13 minutes 04 seconds East along the North line of the Southeast 1/4 of the Northeast 1/4 of Section 27 for 1,262.22 feet to the point of intersection with the West right of way of Shelby County Road No. 57, said point being marked by a 1/2" rebar which is located 10.15 feet West of said right of way as measured along the previous course; thence run South 35 degrees 51 minutes 04 seconds West along said West right of way for 699.46 feet to the beginning of a curve having a central angle of 18 degrees 03 minutes 22 seconds and a radius of 2,331.87 feet; thence run on a chord bearing South 26 degrees 49 minutes 23 seconds West along said right of way and curve for a chord distance of 731.82 feet; thence run North 83 degrees 36 minutes 13 seconds West for 211.30 feet to a 5/8" rebar; thence run South 12 degrees 48 minutes 19 seconds for 209.44 feet to a 1/2" capped rebar; thence run South 12 degrees 49 minutes 55 seconds West for 210.34 feet to a square iron; thence run South 73 degrees 37 minutes 58 seconds East for 208.42 feet to the point of intersection with the West right of way of said road, said point being marked by a square iron which is located 1.36 feet East of said intersection point as measured along the prolongation of the previous course; thence run South 11 degrees 01 minute 04 seconds West along said right of way for 154.86 feet to the beginning of a curve having a central angle of 33 degrees 44 minutes 40 seconds and a radius of 1,392.64 feet; thence run along said right of way and curve on a chord bearing South 27 degrees 53 minutes 24 seconds West for a chord distance of 808.40 feet; thence run North 87 degrees 12 minutes 56 seconds West for 5.75 feet to a 3/4" capped rebar representing the Southeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 27; thence run North 01 degree 19 minutes 01 seconds East along the monumented West line of the Northeast 1/4 of the Southeast 1/4 of said Section 27 for 1,327.65 feet to a 1/2" capped rebar representing the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 27; thence run North 87 degrees 00 minutes 22 seconds West along the monumented South line of the Southwest 1/4 of the Northeast 1/4 of said Section 27 for 1,291.04 feet to a 1/2" capped rebar representing the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of said Section 27; thence run North 01 degrees 27 minutes 28 seconds East along the monumented West line of the Southwest 1/4 of the Northeast 1/4 of said Section 27 for 1,305.50 feet to a 1/2" steel rod set at the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 27; thence run North 86 degrees 11 minutes 35 seconds West along the South line of the Northeast 1/4 of the Northwest 1/4 of said Section 27 for 872.10 feet to a rock pile; thence run North 01 degree 26 minutes 09 seconds East for 1,258.65 feet to a rock pile at the point of intersection with the monumented North line of the Northeast 1/4 of the Northwest 1/4 of said Section 27; thence run South 89 degrees 16 minutes 19 seconds East along the monumented North line of the Northeast 1/4 of the


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Northwest 1/4 of said Section 27 for 871.92 feet to a rock pile representing the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 27; thence run South 84 degrees 14 minutes 04 seconds East along the monumented North line of the Northwest 1/4 of the Northeast 1/4 of said Section 27, 1,226.56 feet to the point of beginning in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

LESS AND EXCEPT: Commence at the NW corner of the NE 1/4 of the SE 1/4 of Section 27, Township 18 South, Range 2 East, Shelby County, Alabama; thence South 00 degrees 00 minutes 00 seconds East, a distance of 316.76 feet to the point of beginning; thence continue along the last described course, a distance of 1,014.38 feet to a point on the northwesterly R.O.W. line of Shelby County Highway 57, 80' R.O.W., said point also being the beginning of a curve to the left, having a radius of 1,410.00, a central angle of 34 degrees 11 minutes 35 seconds and subtended by a chord which bears North 26 degrees 38 minutes 09 seconds East and a chord distance of 829.03 feet; thence along the arc of said curve and said R.O.W. line, a distance of 841.46 feet; thence North 09 degrees 32 minutes 22 seconds East and along said R.O.W. line, a distance of 112.79 feet; thence North 67 degrees 26 minutes 58 seconds West and leaving said R.O.W. line, a distance of 422.68 feet to the point of beginning.



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Shelby County, AL 11/06/2020
State of Alabama
Deed Tax:\$441.00