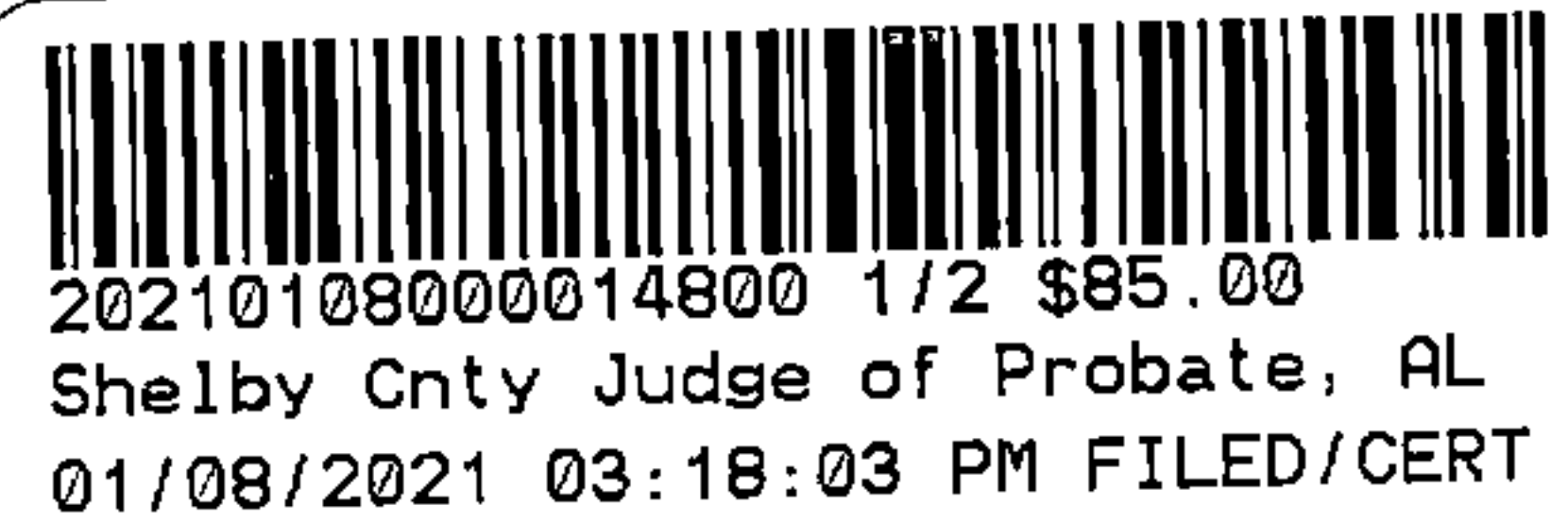


STATE OF ALABAMA

COUNTY OF SHELBY

§
§
§



KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Sixty Thousand and NO/100 (\$60,000.00) Dollars and other good and valuable considerations to the undersigned **SUSAN SHANE GATES REYNOLDS, FORMERLY KNOWN AS SUSAN SHANE GATES, A MARRIED WOMAN, WHOSE MAILING ADDRESS IS 603 21st AVENUE SW, LANETT, ALABAMA 36863**, herein referred to as Grantor, in hand paid by **TINA FRANKLIN, WHOSE MAILING ADDRESS IS 220 YOUNGBLOOD ROAD, VINCENT, ALABAMA 35178**, herein referred to as Grantee, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantee all her right, title and interest in and to the following described real estate situated in Shelby County, Alabama:

A part of the Northwest Quarter of the Southeast Quarter of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:

Commence at a rebar found at the Southwest corner of the said Quarter-Quarter Section and run thence North 00 degrees 23 minutes 12 seconds East along the West line of said Quarter-Quarter Section a distance of 1,286.07 feet to a rebar found at the Northwest corner of said Quarter-Quarter Section; thence run North 89 degrees 52 minutes 47 seconds East along the North line of said Quarter-Quarter Section for a distance of 429.72 feet to an iron pin found with SSI cap; thence run South 00°07'13" East for a distance of 300.19 feet to an iron pin set with SSI cap; thence run North 89 degrees 52 minutes 47 seconds East a distance of 239.31 feet to an iron pin set with SSI cap; thence run South 00°07'13" East for a distance of 425.81 feet to an iron pin set with SSI cap; thence continue South 00°07'13' East for a distance of 431.84 feet to an iron pin set with SSI cap; thence run South 89°26'53" East for a distance of 618.38 feet to an iron pin set with SSI cap on the Northwest right of way line of Alabama Highway 25; thence run South 21 degrees 16 minutes 54 seconds West along said Northwest line for a distance of 145.58 feet to an iron pin found with SSI cap on the South line of said Quarter-Quarter Section; thence run North 89 degrees 26 minutes 53 seconds West along said South line for a distance of 1,245.71 feet to the point of beginning. Said parcel containing 20.182 acres more or less. Less and except any right of way for Phillips Drive and subject to a Alabama Power Company easement.

Deed Reference: Instrument No. 20030807000516110.

Subject to easements, encumbrances, restrictions, rights of way, covenants, encroachments, setback lines, restrictions, flood zones, ad valorem taxes for the current year, and agreements and all other matters of record which are applicable to the above described real estate or that would be disclosed by an accurate survey or careful physical inspection of the above described real property.

The property being conveyed herein does not constitute any part or portion of the homestead of the Grantor or her spouse.

Property Address: Acreage/Highway 25, Vincent, Alabama 35178

Total Purchase Price: \$60,000.00


The purchase price or actual value claimed on this form can be verified in the following documentary evidence: Sales Contract

TO HAVE AND TO HOLD unto the Grantee, and the heirs and assigns of Grantee, forever, together with any and all remainder or reversion interest therein;

And the Grantor does for herself and for her heirs, executors and administrators, covenant with the Grantee, her heirs and assigns that she is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as herein stated, that she has a good right to sell and convey the same as is done hereby, that she will and her heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever against the lawful claims of all persons except any who claim under this instrument or any matter herein stated.

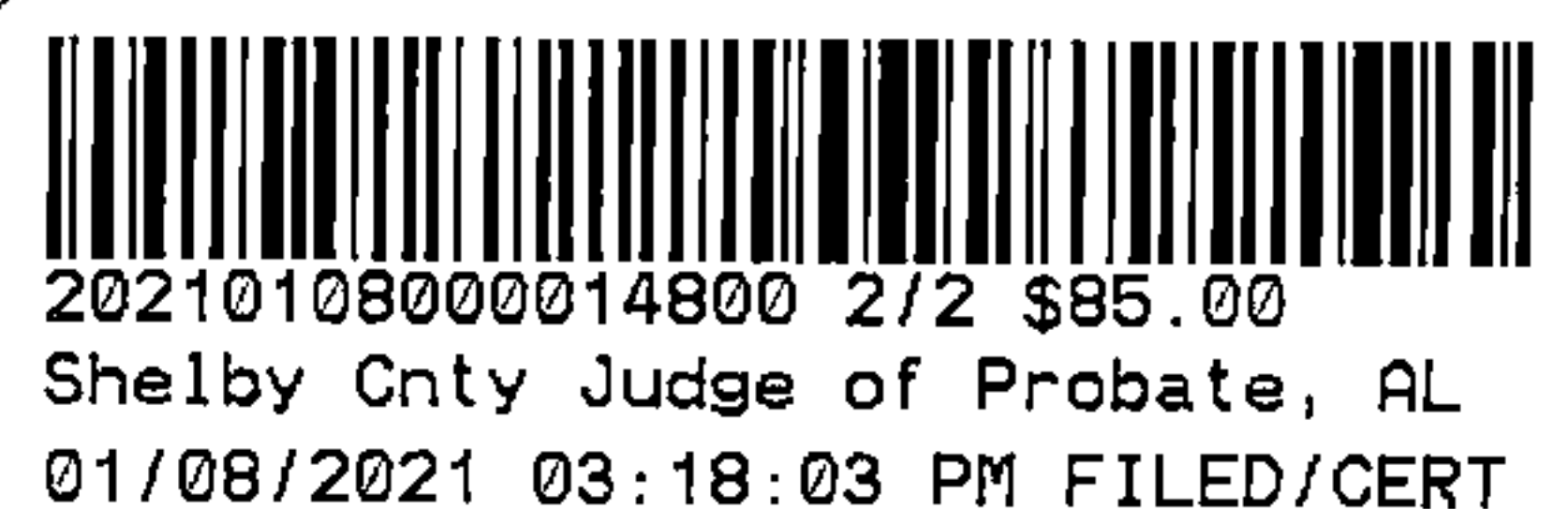
Wherever used herein, the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal on this the 6th day of January, 2021.


Susan Shane Gates Reynolds, formerly known as
Susan Shane Gates

STATE OF ALABAMA §


COUNTY OF TALLADEGA §



I, the undersigned authority in and for said County, in said State, hereby certify that Susan Shane Gates Reynolds, formerly known as Susan Shane Gates, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of January, 2021.

Shelby County, AL 01/08/2021
State of Alabama
Deed Tax: \$60.00


Notary Public: Pamela D. Bolton
My Commission Expires: 9-23-20024

THIS INSTRUMENT PREPARED BY:
PROCTOR & VAUGHN, LLC
Post Office Box 2129
Sylacauga, Alabama 35150

File: 45.3965