20210506000226800 05/06/2021 01:22:22 PM DEEDS 1/3

This instrument was prepared by: David P. Condon, P.C. 100 Union Hill Drive Suite 200 Birmingham, AL 35209

Send tax notice to: Tom E. Stevens 2810 County Road 56 Wilsonville, AL 35186

WARRANTY DEED

STATE OF ALABAMA SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of SIXTY THOUSAND AND 00/100 Dollars (\$60,000.00) to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

Rickey Pennington and Jodie Pennington, a married couple

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Tom E. Stevens

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

Commencing at the Southwest corner of Section 22, Township 20 South, Range 1 East; thence South 89 degrees 06 minutes 42 seconds East along the South boundary line of said Section for a distance of 1664.70 feet; thence North 0 degrees 40 minutes 48 seconds East, a distance of 1320.78 feet to the point of beginning; thence North 89 degrees 06 minutes 45 seconds West, a distance of 80.99 feet to the Southeast right of way line of a dirt road; thence North 38 degrees 05 minutes 20 seconds East, a distance of 210.15 feet to the point of curvature of a curve, concave to the Southeast, having a radius of 798.97 feet, a central angle of 15 degrees 42 minutes 14 seconds, and a chord of 218.30 feet and chord bearing North 45 degrees 56 minutes 26 seconds East; thence Northeast along said curve, a distance of 218.99 feet; thence North 53 degrees 49 minutes 25 seconds East, a distance of 477.91 feet to the point of curvature of a curve, concave to the Southeast, having a radius of 5092.05 feet, a central angle of 5 degrees 31 minutes 47 seconds, and a chord of 491.26 feet, and chord bearing North 57 degrees 44 minutes 56 seconds East; thence Northeast along said curve, a distance of 491.45 feet to the East boundary line of the Southwest Quarter of Section 22, Township 20 South, Range 1 East; thence South 0 degrees 26 minutes 58 seconds West, along said East boundary line for a distance of 878.22 feet; thence North 89 degrees 06 minutes 45 seconds West, a distance of 1000.00 feet to the point of beginning.

Subject to:

- (1) 2021 ad valorem taxes not yet due and payable;
- (2) all mineral and mining rights not owned by the Grantor; and

 \cdot

(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto Grantee his heirs and assigns, forever;

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

20210506000226800 05/06/2021 01:22:22 PM DEEDS 2/3

IN WITNESS WHEREOF, we have set our hands and seals, this 26th day of April, 2021

Rickey Pennington

Jodie Pennington

STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Rickey Pennington and Jodie Pennington whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal th

My Commission Expires: 02.

Notary Public: David P. Conton

20210506000226800 05/06/2021 01:22:22 PM DEEDS 3/3

Real Estate Sales Validation Form

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

Grantor's Name Mailing Address	Rickey Pennington and Jodie Pe	nnington	Grantee's Name Mailing Address	Tom E. Stevens
Property Address	29433 Alabama Hwy 25 Wilsonville, AL 35186		Date of Sale Total Purchase Price Or Actual Value Or Assessor's Market Value	\$
	rice or actual value claimed ecordation of documentary e			following documentary evidence:
Bill of Sale Sales Contract		Appraisa Other:	1	
Closing S	Statement			
	ce document presented for a form is not required.	recordation cont	ains all of the requi	ired information referenced above,
9 97',,ii.i7.,		Tractronati	O 70 CI	
	and mailing address - provi et mailing address.	Instructi de the name of t		ns conveying interest to property
Grantee's name being conveyed		ide the name of t	the person or person	ns to whom interest to property is
	s - the physical address of the property was conveyed		g conveyed, if avai	ilable. Date of Sale - the date on
	price - the total amount paid e instrument offered for reco	——————————————————————————————————————	e of the property, b	ooth real and personal, being
conveyed by the		ord. This may be		both real and personal, being appraisal conducted by a licensed
current use valu	ation, of the property as det y for property tax purposes	termined by the	local official charge	of fair market value, excluding ed with the responsibility of pe penalized pursuant to Code of
accurate. I furth penalty indicate	er understand that any false d in Code of Alabama 1975	statements clair	ned on this form m	in this document is true and nay result in the imposition of the
Date	Print			
Unatteste	ed (verified by)		Sign Grantor/Grant	ee/ Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/06/2021 01:22:22 PM
\$88.00 CHERRY

20210506000226800

alling 5. Buyl