

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
 (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.

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

Rickey Pennington
Rickey Pennington

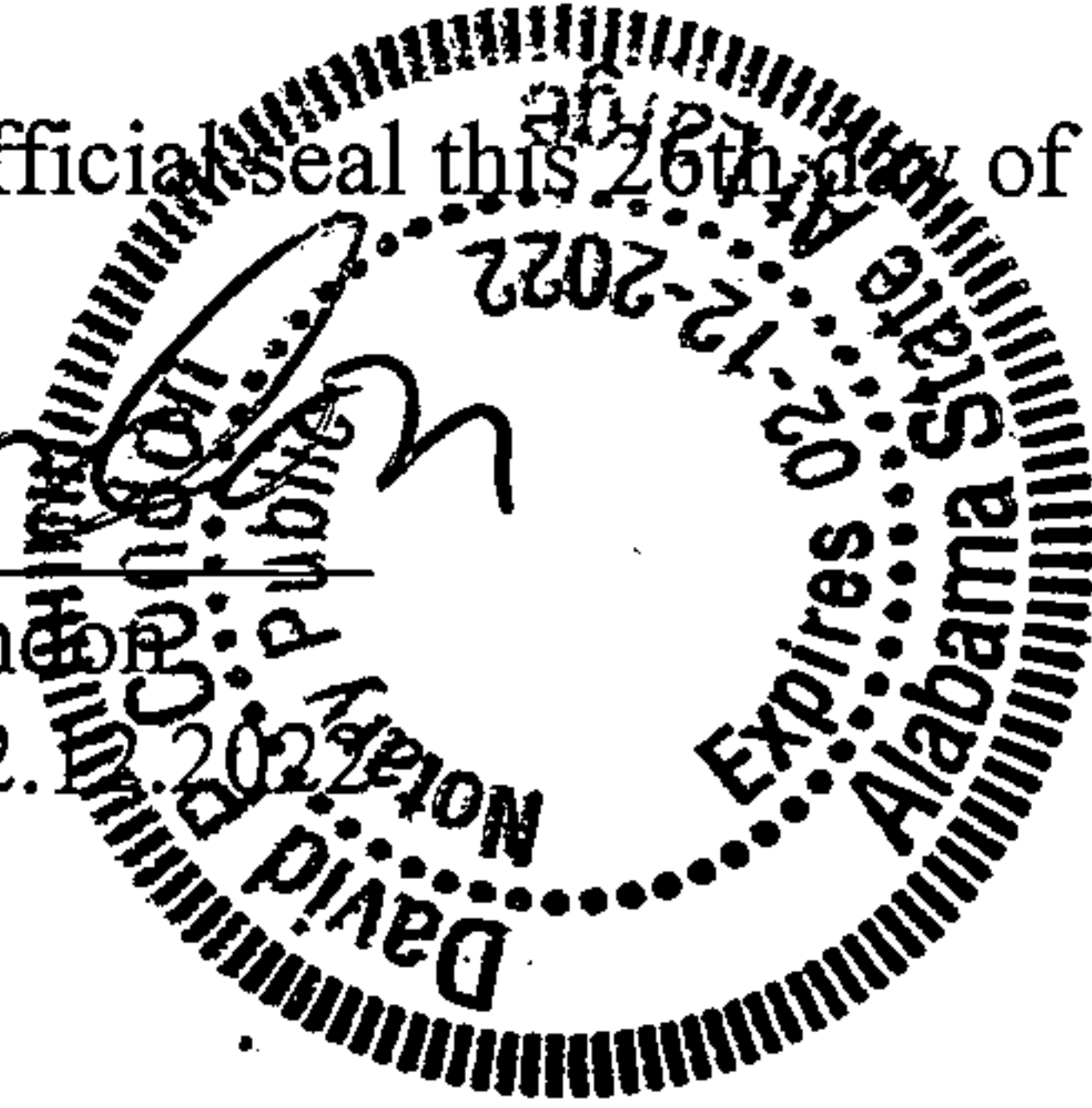
Jodie Pennington
Jodie Pennington

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 this 26th day of April, 2021.

David P. Condon
Notary Public: David P. Condon
My Commission Expires: 02-12-2022



Alli S. Beyal