

This Instrument was Prepared by:

Send Tax Notice To: Billy W. Duke

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

316 East Hwy 25
Columbiana, AL 35051

File No.: S-21-27086

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Thirty Five Thousand Dollars and No Cents (\$35,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Estate of Jessie Hazel Reeves, Probate Case #PR 2021-000097, Shelby County, Alabama**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Billy W. Duke**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2021 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

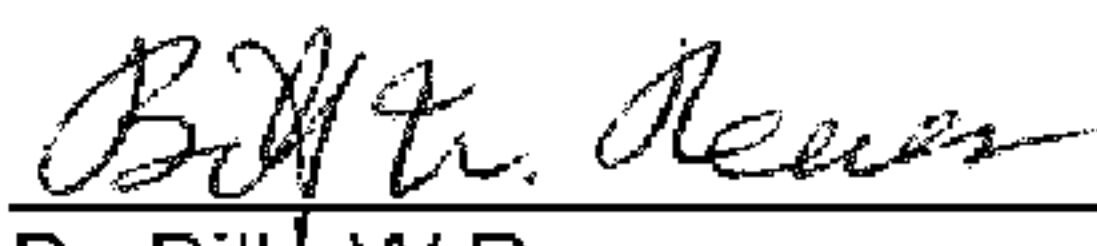
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 25th day of May, 2021.

ESTATE OF JESSIE HAZEL REEVES, PROBATE
CASE #PR 2021-000097, SHELBY COUNTY,
ALABAMA

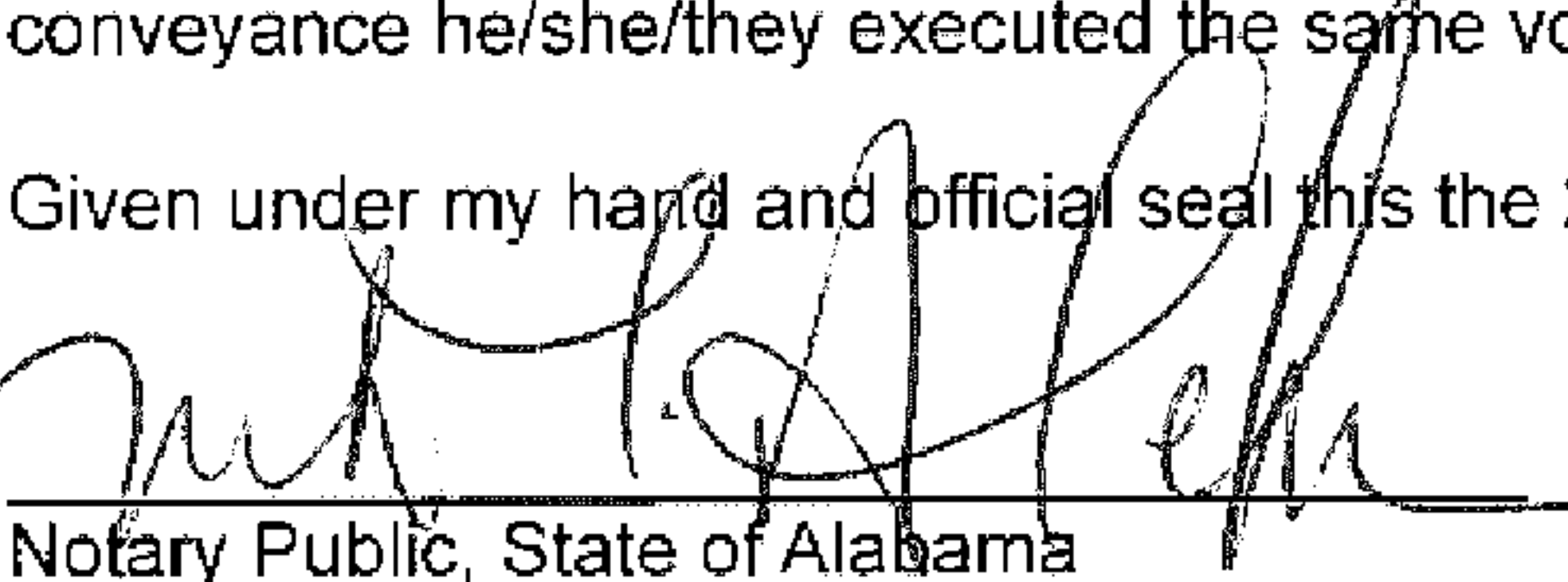

By Billy W Reeves
Personal Representative
PERSONAL REPRESENTATIVE
OF THE ESTATE

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Billy W. Reeves as Personal Representative of The Estate of Jessie Hazel Reeves, Probate Case #PR 2021-000097, Shelby County, Alabama, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of May, 2021


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 01, 2024

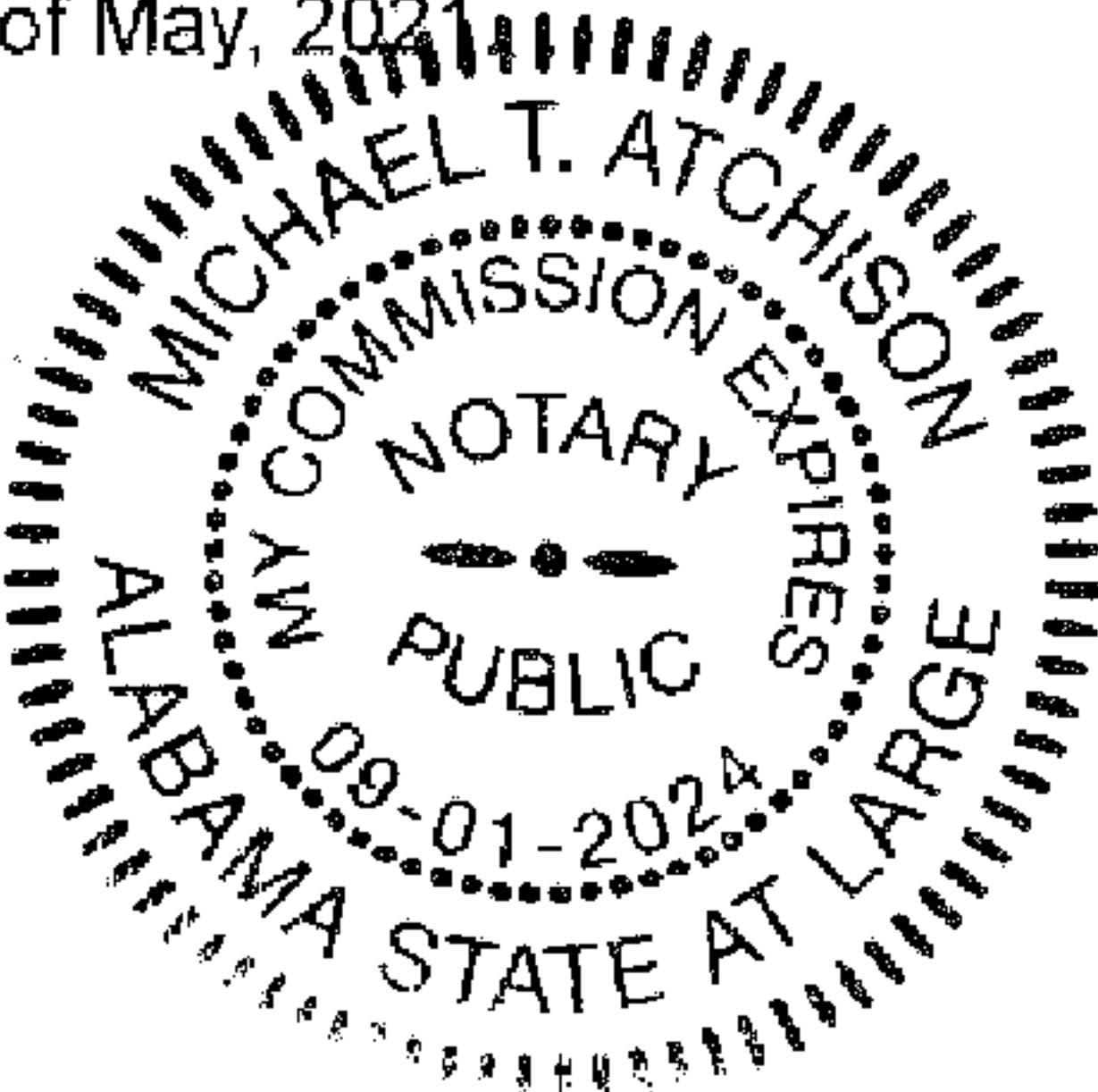


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Northwest corner of the NW 1/4 of the NE 1/4 of Section 10, Township 21 South, Range 1 East, Shelby County, Alabama; thence run South along the West line of said 1/4-1/4 section a distance of 549.39 feet to the point of beginning; thence turn an angle of 72 degrees 34 minutes 51 seconds to the left and run a distance of 436.60 feet to the West right of way of Shelby County Hwy. #7; thence turn an angle of 113 degrees 47 minutes 59 seconds to the right and run along said highway right of way a distance of 230.85 feet to the P.C. of a right of way curve; thence run along said right of way curve (whose Delta Angle is 18 degrees 35 minutes 54 seconds to the left, tangent is 200.35 feet, radius is 1223.57, Length of Arc is 397.17 feet) to the point of tangent; thence turn an angle of 89 degrees 06 minutes 28 seconds to the right from tangent of said curve, and run a distance of 59.62 feet to a point on the West line of said 1/4-1/4 section; thence turn an angle of 68 degrees 16 minutes 18 seconds to the right and run North along said 1/4-1/4 section a distance of 617.92 feet to the point of beginning. Situated in the NW 1/4 of the NE 1/4 of Section 10, Township 21 South, Range 1 East, Shelby County, Alabama.

LESS AND EXCEPT:

Commence at the NW corner of NW 1/4 of the NE 1/4 of Section 10, Township 21 South, Range 1 East, Shelby County, Alabama; thence South 0 degrees 17 minutes 37 seconds West along the West line of said 1/4-1/4 section, a distance of 837.47 feet to the POINT OF BEGINNING; thence South 83 degrees 6 minutes 41 seconds East a distance of 99.84 feet; thence South 66 degrees 52 minutes 27 seconds East a distance of 136.20 feet to the westerly right of way of Shelby County Hwy. 7 and a point on a curve to the left having a central angle of 15 degrees 40 minutes 20 seconds and a radius of 1223.57 feet, said curve subtended by a chord bearing North 30 degrees 43 minutes 30 seconds East and a chord distance of 333.64 feet; thence along the arc of said curve and along said right of way a distance of 334.69 feet; thence North 68 degrees 27 minutes 0 degrees West and leaving said right of way a distance of 59.78 feet; thence North 0 degrees 17 minutes 37 seconds East a distance of 330.32 feet to the POINT OF BEGINNING.

