

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

STATUTORY WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the distribution of the estate of Herman B. Justice, deceased, probated in Case No. PR-2021-000090 in the Probate Court of Shelby County, Alabama, the undersigned John B. Justice and William R. Justice, co-personal representatives of said estate (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto John B. Justice (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

The SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 33, Township 18 South, Range 2 East.

The NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 5, Township 19 South, Range 2 East; the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 4, Township 19 South, Range 2 East; and the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 4, Township 19 South, Range 2 East.

The NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 27, Township 18 South, Range 2 East; the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 28, Township 18 South, Range 2 East, and property described as beginning at a point on the North line of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 28, Township 18 South, Range 2 East, Shelby County, Alabama, which point lies 164 feet East of the Northwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, said point lying in an existing roadway; thence run West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 164 feet to the Northwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn left and run South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 634 feet, more or less, to the centerline of said existing roadway; thence turn left and run Northeasterly along the centerline of said existing roadway to the point of beginning, being one (1) acre, more or less. Also all access roads to said property.

Also, all easements and access roads to said property, including the easement granted by deeds recorded as Instrument # 20071022000489290 and Instrument # 2001-49285, by court order recorded as Instrument # 20091013000385730, and by deed recorded in Deed Book 297, page 213, all in the Probate Office of Shelby County, Alabama; and also including a non-exclusive access easement hereby granted over the existing drive crossing Section 33, Township 18 South, Range 2 East, and Section 4, Township 19 South, Range 2 East.

Subject to rights of others to use access easements and roads, including the access easement granted to William R. Justice to access his land in Section 33, Township 18 South, Range 2 East, and to Suzanne J. Harris to access her land in Sections 4 and 5, Township 19 South, Range 2 East.

Subject to rights of others to use access easements and roads.



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Shelby Cnty Judge of Probate, AL
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TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns forever.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this
16th day of October, 2021.



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10/22/2021 12:38:08 PM FILED/CERT

John B. Justice
John B. Justice as co-personal representative

William R. Justice
William R. Justice as co-personal representative

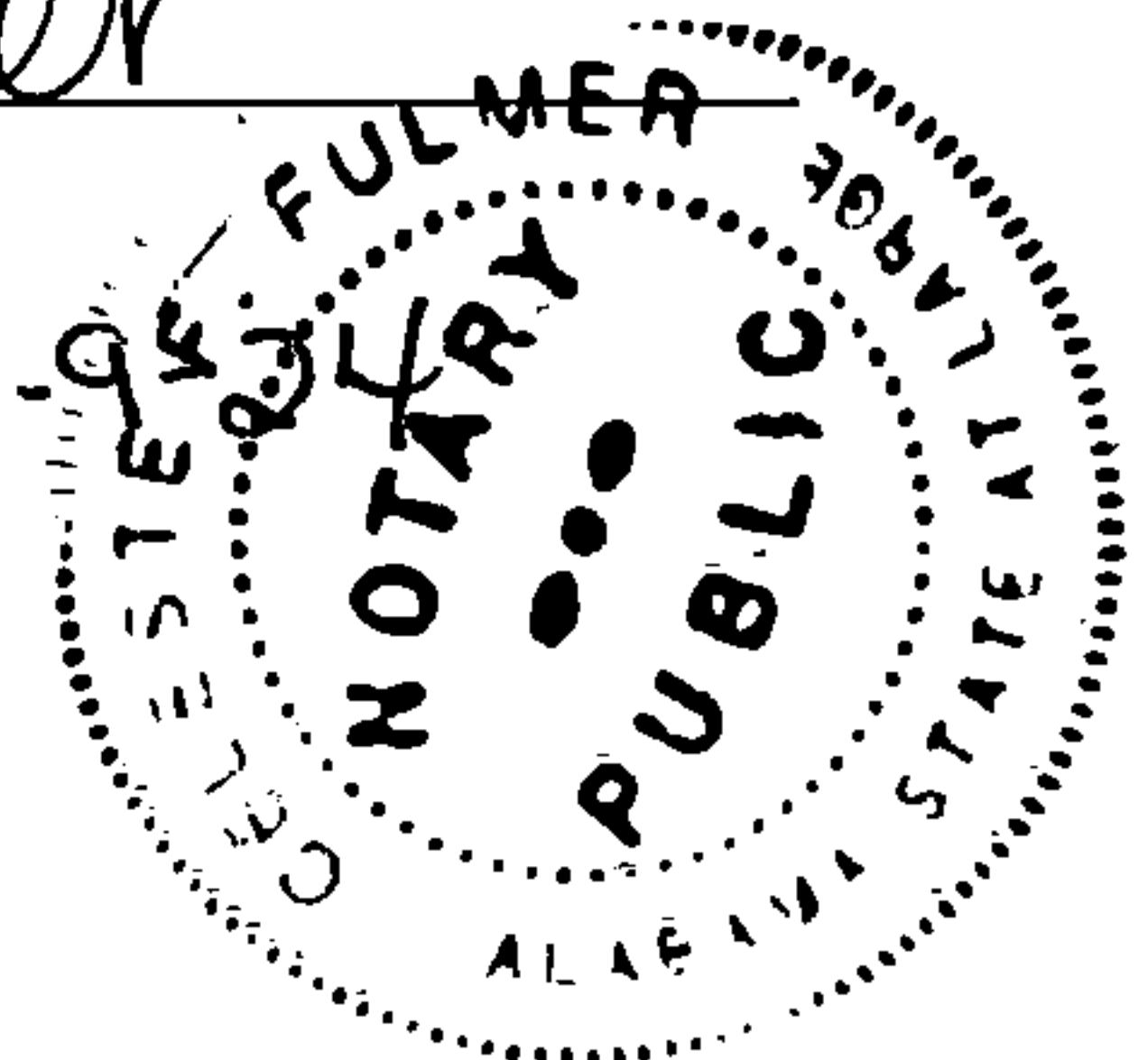
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John B. Justice, whose name as co-personal representative of the estate of Herman B. Justice, deceased, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he as such co-personal representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of October, 2021.

Celestie F. Fulmer
Notary Public

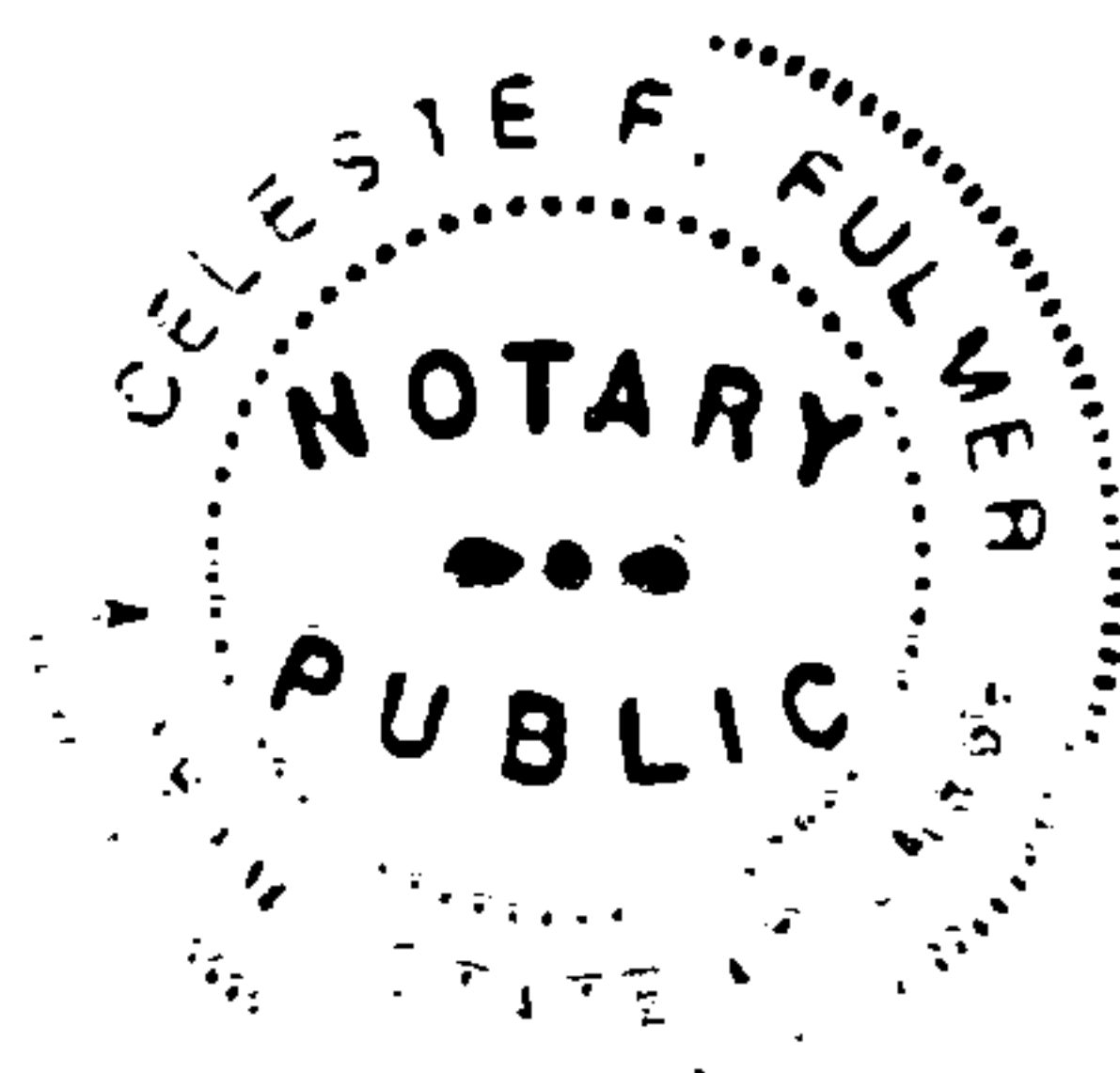
My commission expires: 10-9-24



STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William R. Justice, whose name as co-personal representative of the estate of Herman B. Justice, deceased, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he as such co-personal representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of October, 2021.



Celestie F. Fulmer
Notary Public

My commission expires: 10-9-24

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

Form RT-1