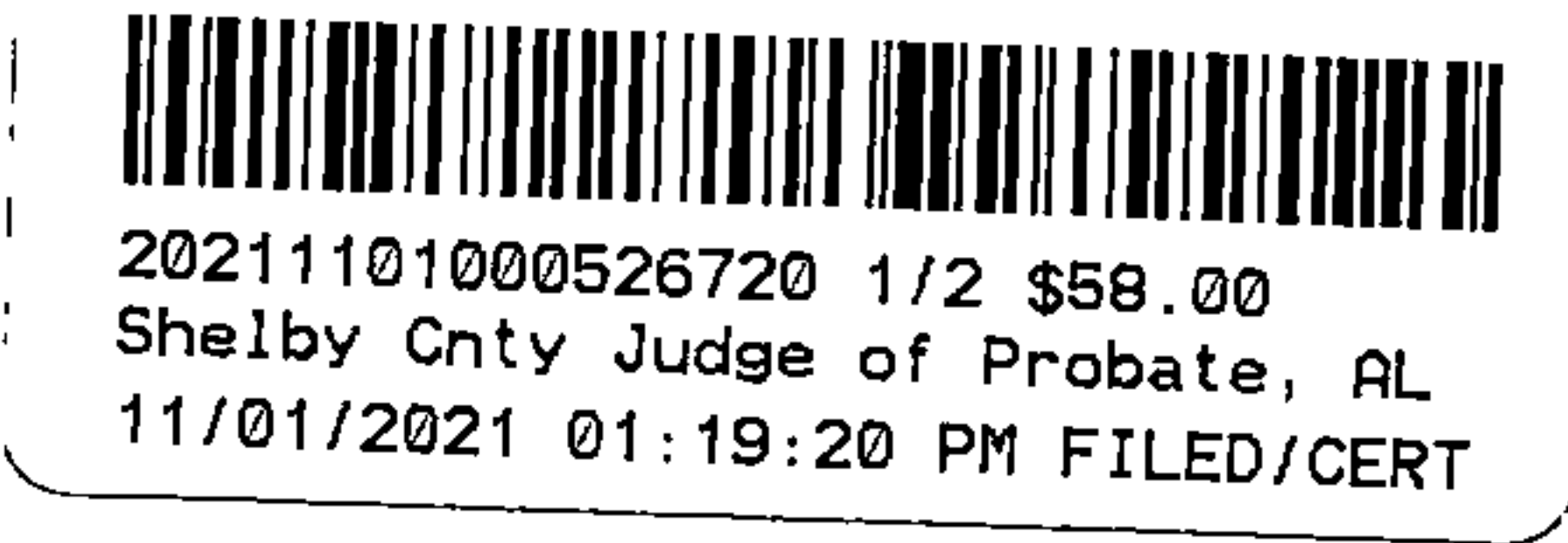


Warranty Deed (20)



STATE OF ALABAMA)
TALLADEGA COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Thirty One Thousand Six Hundred Sixty and 00/100 (\$31,660.00) Dollars to the undersigned Jeffrey Scott Wideman, an unmarried man, by and through his Attorney-in-Fact, Teresa Wideman Powell, and Teresa Powell f/k/a Teresa Wideman, a married woman, whose mailing address is 240 County Road 790, Clanton, Alabama 35045, herein referred to as Grantors, in hand paid by Ronnie Rushing, herein referred to as Grantee, the receipt of which is acknowledged, the said Grantor does grant, bargain, sell and convey unto the Grantee, the following described real estate situated in Talladega County, Alabama:

PARCEL I:

Commencing at the Southeast corner of Section 15, Township 19 South, Range 2 East; thence North 88 degrees 15 minutes 25 seconds West a distance of 1137.35 feet; thence North 1 degree 44 minutes 36 seconds East a distance of 649.77 feet; thence North 12 degrees 05 minutes 39 seconds East a distance of 459.51 feet to the point of beginning; thence South 86 degrees 59 minutes 29 seconds East a distance of 149.80 feet; thence North 3 degrees 00 minutes 31 seconds East a distance of 209.40 feet; thence South 86 degrees 59 minutes 29 seconds East a distance of 12.57 feet; thence South 13 degrees 59 minutes 55 seconds East a distance of 450.92 feet; thence North 87 degrees 03 minutes 38 seconds West a distance of 123.52 feet; thence North 49 degrees 41 minutes 28 seconds West a distance of 160.64 feet; thence North 16 degrees 00 minutes 37 seconds West a distance of 131.82 feet to the point of beginning. ALSO, commencing at the Southeast corner of Section 15, Township 19 South, Range 2 East; thence North 88 degrees 15 minutes 25 seconds West a distance of 1137.35 feet; thence North 1 degree 44 minutes 36 seconds East a distance of 649.77 feet; thence North 12 degrees 05 minutes 39 seconds East a distance of 459.51 feet; thence South 86 degrees 59 minutes 29 seconds East a distance of 149.80 feet; thence South 43 degrees 36 minutes 56 seconds West a distance of 164.16 feet; thence South 49 degrees 41 minutes 28 seconds East for a distance of 160.64 feet; thence South 87 degrees 03 minutes 39 seconds East for 123.52 feet to the point of beginning; thence continue South 87 degrees 03 minutes 39 seconds East for a distance of 101.02 feet; thence North 13 degrees 59 minutes 55 seconds West a distance of 450.58 feet; thence South 86 degrees 59 minutes 29 seconds West a distance of 111.69 feet; thence South 13 degrees 59 minutes 55 seconds East a distance of 450.92 feet to the point of beginning.

PARCEL 2:

Lot 2 of the Hinds-Phillips Subdivision, recorded in Map Book 46, Page 68, in the Probate Office of Shelby County, Alabama.

The above described real estate is no part or portion of the homestead of the Grantor herein or her spouse.

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

AND THE GRANTORS do for themselves and for their heirs, executors, and administrators, covenant with the Grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as herein stated, that they have a good right to sell and convey the same as is done hereby, that they will and their heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever against the lawful claims of all persons except any who claim under this instrument or any matter here stated.



20211101000526720 2/2 \$58.00
Shelby Cnty Judge of Probate, AL
11/01/2021 01:19:20 PM FILED/CERT

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this the 1st day of November, 2021.

Jeffrey Scott Wideman
Jeffrey Scott Wideman

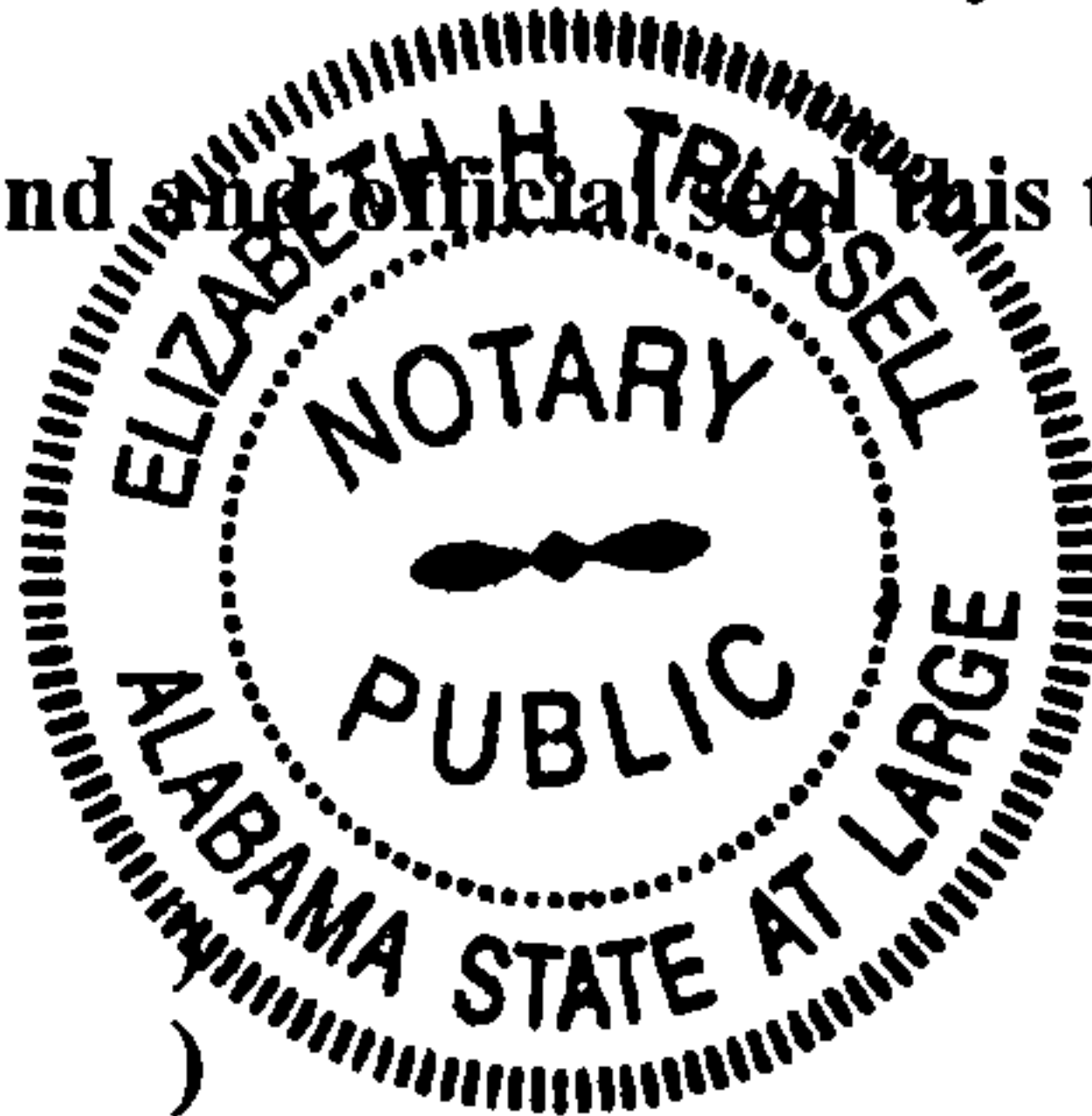
BY: Teresa Wideman Powell
Teresa Wideman Powell, Attorney-in-Fact

Teresa Powell
Teresa Powell f/k/a Teresa Wideman

STATE OF ALABAMA)
TALLADEGA COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Teresa Widemabn Powell, whose name as Attorney-in-Fact for Jeffrey Scott Wideman, an unmarried man, is signed to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the conveyance, she, in her capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this the 1st day of November, 2021.

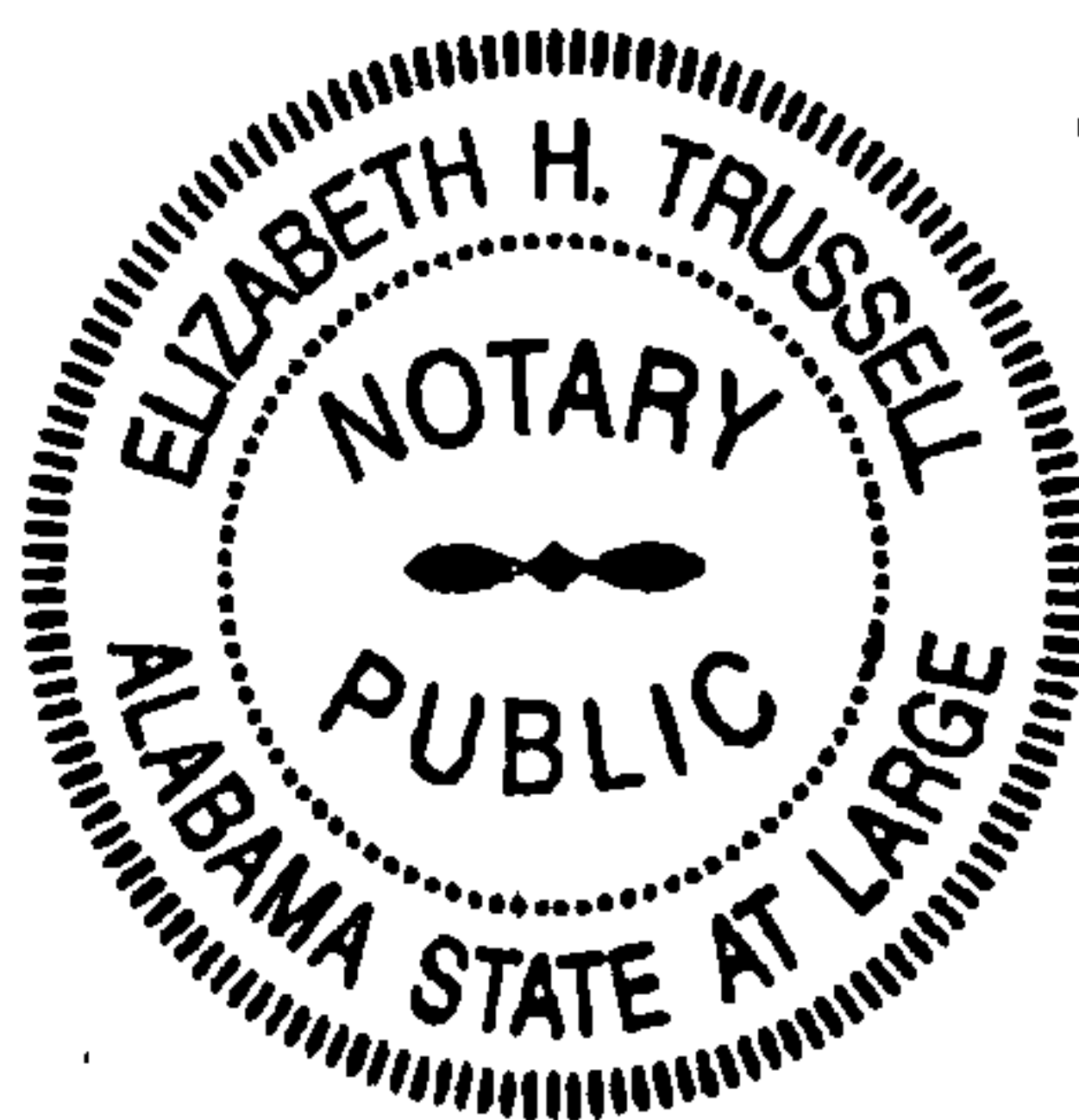


Elizabeth H. Trussell
Notary Public
My Commission Expires: 9/11/22

STATE OF ALABAMA)
TALLADEGA COUNTY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Teresa Powell f/k/a Teresa Wideman, a married woman, 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 1st day of November, 2021.



Elizabeth H. Trussell
Notary Public
My Commission Expires: 9/11/22

Grantee's Address:

10 Tuskegee Ave.
Sylacauga, AL 35150

THIS INSTRUMENT PREPARED BY:

LIVINGSTON & HARKINS, LLC
26 NORTH NORTON AVENUE
SYLACAUGA, ALABAMA 35150