

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Carly Parker Gonzalez
5203 Roy Drive
Helena, AL 35080

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One Hundred Forty Thousand and 00/100 Dollars (\$140,000.000)**, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt where is acknowledged, we, **PHILIP RICHARDS and LORI RICHARDS, husband and wife** (herein referred to as Grantors) grant, bargain, sell and convey unto **CARLY PARKER GONZALEZ** (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to mineral and mining rights if not owned by Grantors.

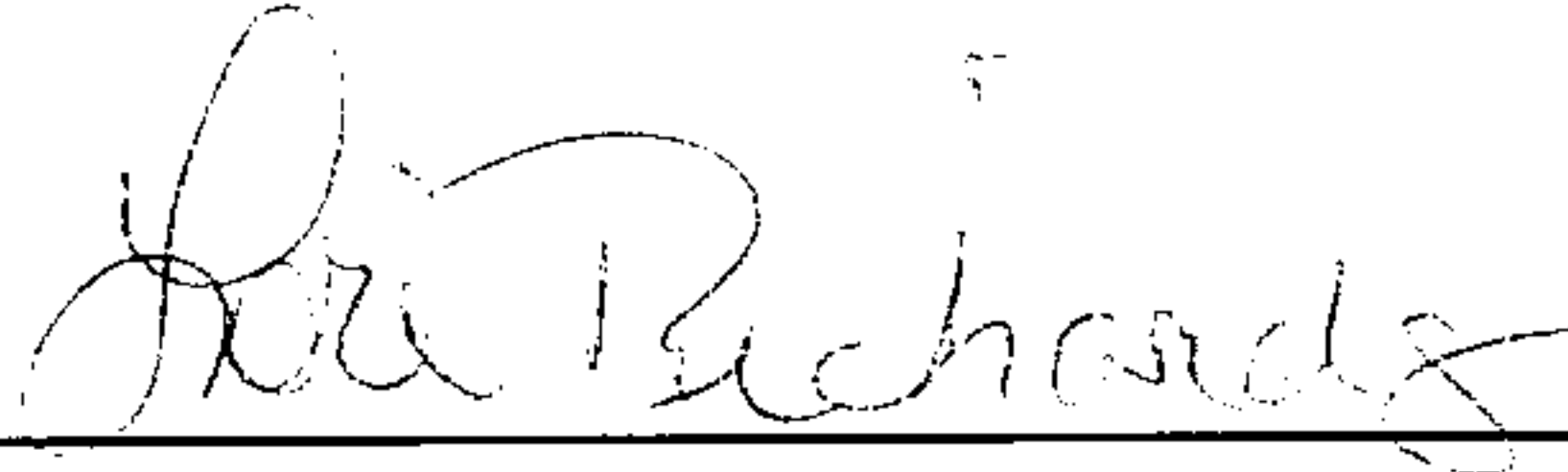
Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that she is free from all encumbrances, unless otherwise stated 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 the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this 11th day of March, 2022.



PHILIP RICHARDS



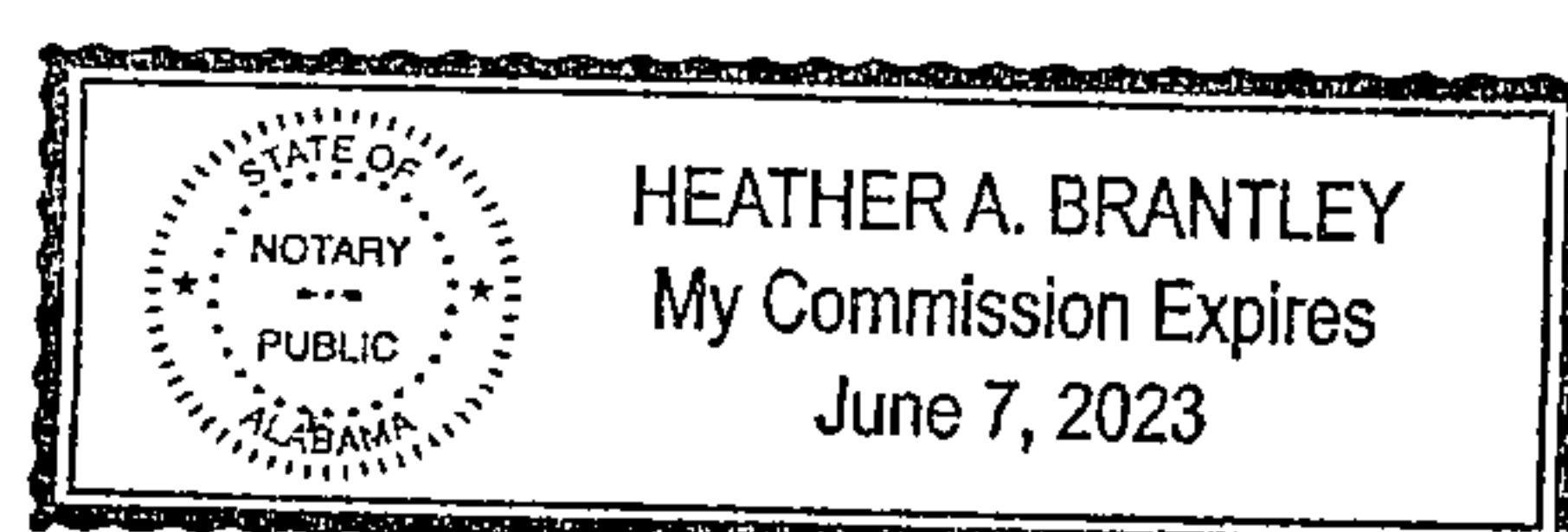
LORI RICHARDS

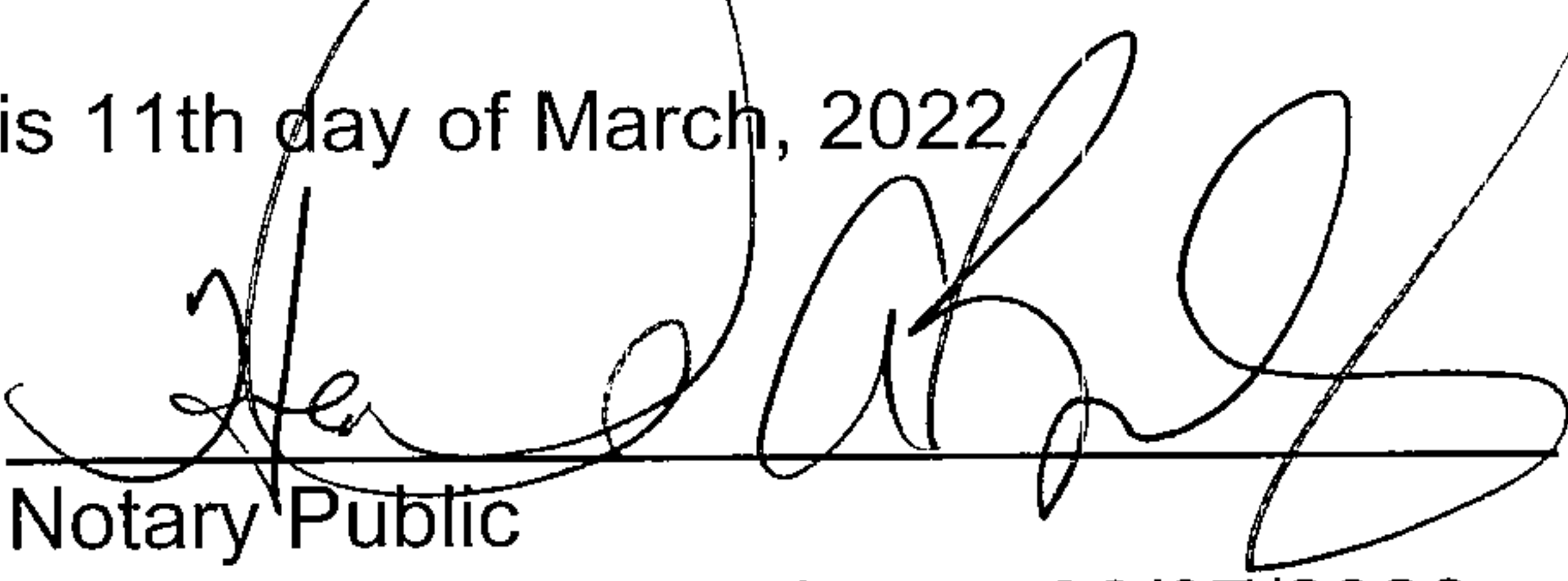
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **PHILIP RICHARDS and LORI RICHARDS**, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of March, 2022





Notary Public
My Commission Expires: 06/07/2023

EXHIBIT "A"

Two parcels of land situated in the NW 1/4 of the NW 1/4 of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

PARCEL I:

Commence at the NW corner of said Section, Township and Range; thence in a Southerly direction along the West line of said Section a distance of 440.52 feet; thence 80°55' left in a Southeasterly direction a distance of 155.0 feet to the Point of Beginning, said point being on the South right of way line of Old Tuscaloosa Road; thence 17°13' left in a Northeasterly direction along said right of way line of said road a distance of 75.76 feet; thence 98°08' right in a Southerly direction a distance of 100.0 feet; thence 81°52' right in a Southwesterly direction a distance of 75.76 feet; thence 98°08' right in a Northerly direction a distance of 100.0 feet to the Point of Beginning.

PARCEL II:

Commence at the NW corner of said Section, Township and Range; thence in a Southerly direction along the West line of said Section a distance of 440.52 feet; thence 80°55' left in a Southeasterly direction a distance of 155.0 feet to a point, said point being on the South right of way line of Old Tuscaloosa Road; thence 17°13' left in a Northeasterly direction along said right of way line of said road a distance of 75.76 feet; thence 98°08' right in a Southerly direction a distance of 100.0 feet to the Point of Beginning; thence continue along last described course a distance of 30.20 feet; thence 90°49'07" right in a Southwesterly direction a distance of 75.05 feet; thence 89°10'28" right in a Northerly direction a distance of 18.40 feet; thence 81°52' right a distance of 75.76 feet to the Point of Beginning.

TAX PARCEL NUMBER: 13-5-22-2-001-018.001

Allen S. Bayal