

Send Tax Bills To:

D. Stephen Watkins
P.O. Box 530062
Birmingham, AL 35253

This Instrument Prepared by:

Martin G. Woosley, Esq.
The Woosley Firm, LLC
1211 Edenton Street
Birmingham, Alabama 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

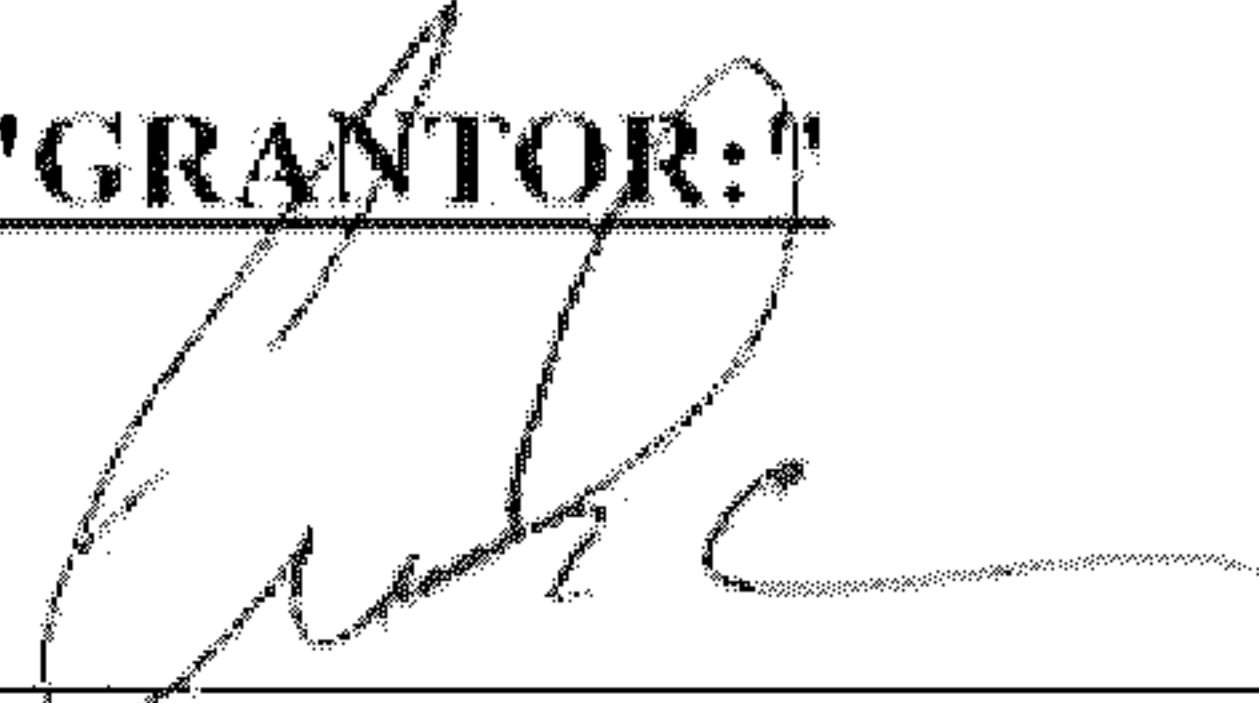
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of THREE HUNDRED THOUSAND AND NO/100 Dollars (\$300,000.00), the receipt whereof is acknowledged, the undersigned, **WARREN K. BAILEY**, a married man ("Grantor"), does hereby grant, bargain, sell and convey unto **D. STEPHEN WATKINS** ("Grantee"), his heirs, successors and assigns, the real estate described on Exhibit A attached hereto, together with any and all buildings, improvements, fixtures, and appurtenances, thereon or pertaining thereto, said property does not constitute the homestead of the Grantor or his spouse.

TO HAVE AND TO HOLD to the said Grantee, and the successors and assigns of Grantee. And Grantor does for himself, and for the heirs, successors and assigns of Grantor covenant with the said Grantee, and the heirs, successors and assigns of Grantee, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as contained in the title insurance policy to be issued in favor of Grantee; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and the heirs, successors and assigns of Grantor shall warrant and defend the same to the said Grantee, and the heirs, successors and assigns of Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed on the 18th day of March, 2022.

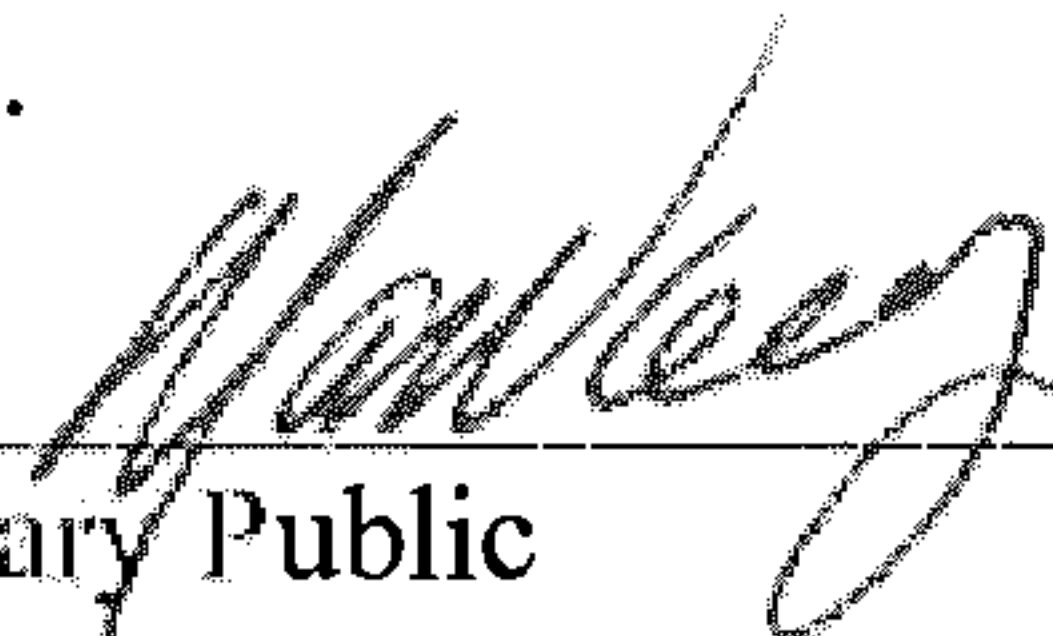
"GRANTOR:"



Warren K. Bailey

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Warren K. Bailey, 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 said instrument, he executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 18th day of March, 2022.



Notary Public

My commission expires:

[NOTARY SEAL]

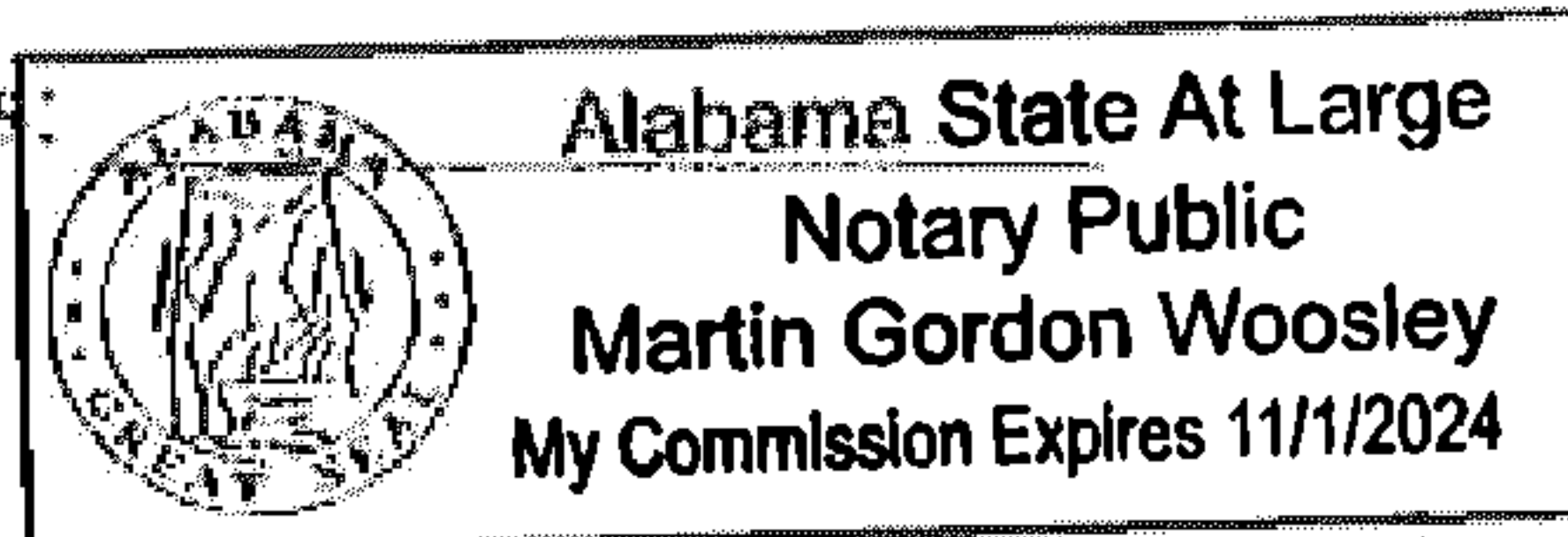


EXHIBIT A

Commence at the Southwest corner of the Northwest quarter of the Southwest quarter of Section 9, Township 18 South, Range 1 East, Shelby County, Alabama; thence run North 00 degrees 31 minutes 48 seconds West along the West line of said quarter-quarter section for 332.04 feet to the point of beginning; thence continue North 00 degrees 31 minutes 48 seconds West along said quarter-quarter section for 185.59 feet; thence run North 89 degrees 59 minutes 19 seconds East for 1668.56 feet; thence run North 00 degrees 00 minutes 41 seconds West for 684.71 feet; thence run North 89 degrees 59 minutes 19 seconds East for 950.09 feet; thence run South 00 degrees 15 minutes 00 seconds East for 74.22 feet; thence run South 88 degrees 38 minutes 19 seconds West for 154.67 feet; thence run South 20 degrees 49 minutes 43 seconds East for 71.21 feet; thence run South 46 degrees 00 minutes 25 seconds West for 420.76 feet; thence run South 21 degrees 27 minutes 40 seconds East for 150.26 feet; thence run South 44 degrees 37 minutes 47 seconds West for 99.79 feet; thence run South 21 degrees 12 minutes 02 seconds East for 39.94 feet; thence run South 52 degrees 35 minutes 04 seconds West for 811.06 feet; thence run South 29 degrees 34 minutes 10 seconds West for 85.03 feet; thence run North 88 degrees 17 minutes 14 seconds West for 185.60 feet; thence run North 88 degrees 17 minutes 14 seconds West for 839.37 feet; thence run North 19 degrees 34 minutes 57 seconds West for 369.46 feet; thence run South 89 degrees 40 minutes 25 seconds West for 349.89 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/18/2022 04:22:55 PM
\$328.00 BRITTANI
20220318000113830

Allen S. Bayl