

This Instrument was Prepared by:

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

File No.: S-22-28168

Send Tax Notice To: Kathy D. Oakes

PO Box 745
Columbiana, AL 35051

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Forty Eight Thousand Dollars and No Cents (\$248,000.00)**, 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, **John P. Meeks and Dorothy S. Meeks, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Kathy D. Oakes**, (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

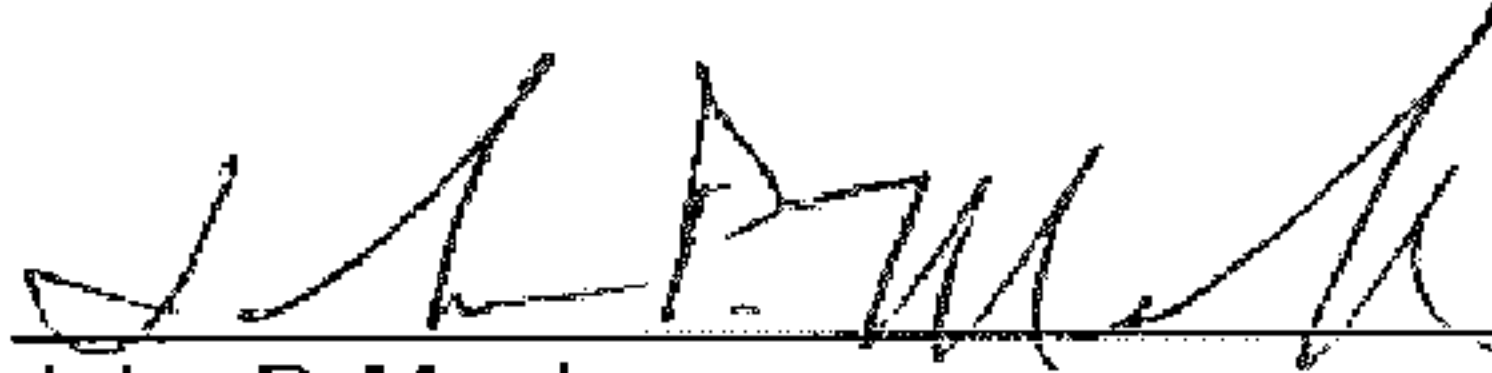
Property may be subject to 2022 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$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 8th day of April, 2022.


John P. Meeks


Dorothy S. Meeks

State of Alabama

County of Shelby

I, Jennifer Linberry, a Notary Public in and for the said County in said State, hereby certify that John P. Meeks and Dorothy S. Meeks, 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 8th day of April, 2022.


Notary Public, State of Alabama
My Commission Expires: 11-13-2023

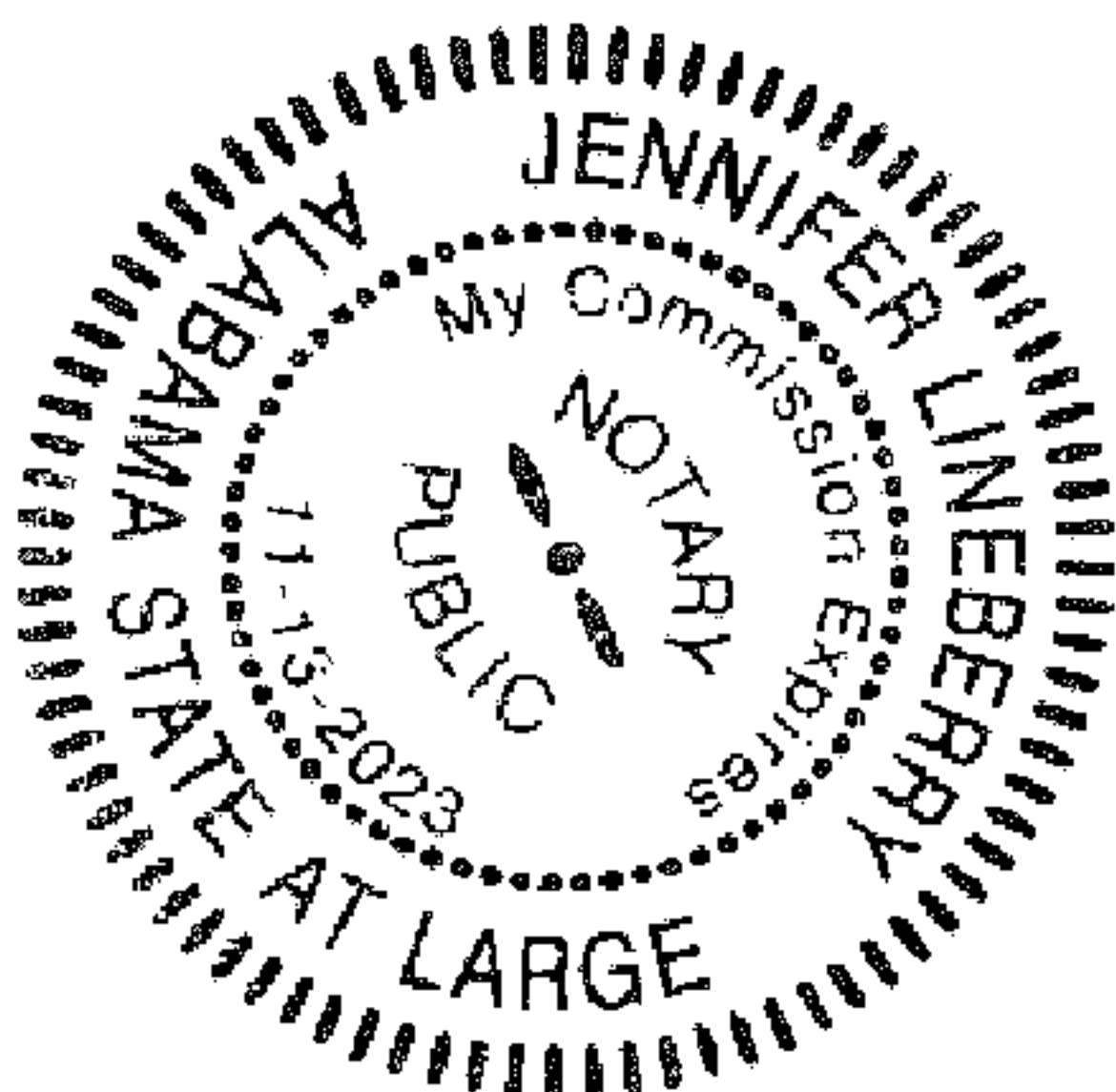


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Southwest corner of the NW 1/4 of the SW 1/4, Section 15, Township 21 South, Range 1 East; thence run East along the South line of said 1/4-1/4 section a distance of 43.60 feet to the East right of way line of Shelby County Highway No. 7; thence continue East along the South line of said 1/4-1/4 section a distance of 1188.94 feet; thence turn an angle of 91 degrees 42 minutes 18 seconds to the left and run a distance of 210.00 feet; thence turn an angle of 88 degrees 17 minutes 44 seconds to the left and run a distance of 1187.94 feet to the East right of way line of Shelby County Highway No. 7; thence turn an angle of 91 degrees 25 minutes 54 seconds to the left and run along said highway right of way a distance of 209.97 feet to the point of beginning. Situated in the NW 1/4 of the SW 1/4, Section 15, Township 21 South, Range 1 East, Huntsville Principal Meridian, Shelby County, Alabama.

Allen S. Beryl