

Prepared by:
Marcus Hunt
2870 Old Rocky Ridge Rd., Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Sterling Andrew Williams
0 Highway 25
Vincent, AL 35178

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Fifty Nine Thousand Four Hundred Twenty Three Dollars and Seventeen Cents (\$59,423.17)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Estate of Frances D. Warren, Deceased, Probate Case No. PR-2018-000365, Shelby County, AL, whose mailing address is:

70 Star Lake Drive, Pensacola, FL 32507

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Sterling Andrew Williams, whose mailing address is: 0 Highway 25, Vincent, AL 35178

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 0 Highway 25, Vincent, AL 35178** to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

Subject to: All easements, restrictions and rights of way of record.

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 persons.

IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 12 day of May, 2022.

ESTATE OF FRANCES D. WARREN, DECEASED,
PROBATE CASE NO. PR-2018-000365, SHELBY
COUNTY, AL

Russell D Warren
Russell D Warren
Personal Representative

State of ^{FL}Alabama
County of Escambia

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Russell D Warren, whose name 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 has/have in his/her/their capacity as Personal Representative and as Trustee of the Estate of Frances D. Warren, Deceased, Probate Case No. PR-2018-000365, Shelby County, AL executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12 day of May, 2022

Jenny Jo Peabody
Notary Public, State of FL
Jenny Jo Peabody
Printed Name of Notary
My Commission Expires: 02-06-2023

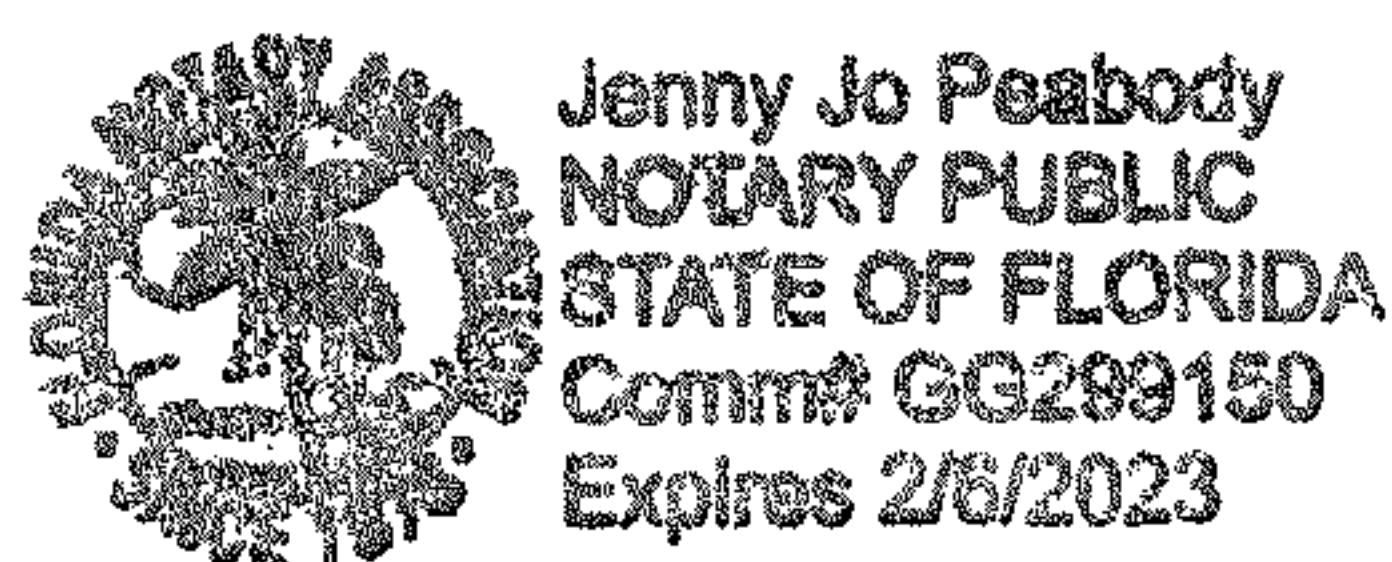


EXHIBIT "A" LEGAL DESCRIPTION

File No.: 22-1729

PARCEL 1:

All of the land lying south of CSX Rail Road in the NW 1/4 of the NE 1/4 of Section 33, Township 18 South, Range 2 East, being more particularly described as follows:

Commence at a found 2" open top pipe, said point being the Northwest Corner of the NW 1/4 Of the NE 1/4 of Section 33, Township 18 South, Range 2 East, thence run S00°37'21" E for a distance of 524.05 feet to the southern right of way line of Highway 25, thence run S 89°58'58" E for a distance of 139.0 feet to the point of beginning, said point being a set 1/2" rebar capped Clinksscales; thence run S 89°58'58" E for a distance of 639.87 feet to a set 1/2" rebar capped Clinksscales and the beginning of a curve to the right having a radius of 1006.92 feet, a chord of 563.67 feet and a chord bearing of S 74°52'06" E; thence run along said curve for a distance of 571.30 feet to a set 1/2" rebar capped Clinksscales; thence run S 00° 37'22" E for distance of 526.64 feet to a point on the northwestern right of way of Justice Road, said point being on a curve to the left having a radius of 103.90 feet, a chord of 52.29 feet, and a chord bearing of S 28°24'21" W; thence run along said curve for a distance of 52.86 feet to the point of tangent and a set 1/2" rebar capped Clinksscales; thence run S 17°27'30" W along said right of way for a distance of 48.58 feet to a set 1/2" Rebar capped Clinksscales; thence run S 88°32'22" W leaving said right of way for a distance of 1129.54 feet to the set 1/2" rebar capped Clinksscales; thence run N 08°28'45" E for a distance of 29.67 feet to a set 1/2" rebar capped Clinksscales and the beginning of a curve, said curve having a radius of 2544.63 feet, a chord of 352.91 feet, and a chord bearing of N 12°27'19" E thence run along said curve for a distance of 353.19 feet to a set 1/2" rebar capped Clinksscales and the point of tangent of said curve; thence run N 16°25'53" E for a distance of 67.65 feet to a set 1/2" rebar capped Clinksscales and the beginning of a curve to the left, said curve having a radius of 303.85 feet, a chord of 311.61 feet, and a chord bearing of N 14°25'01" W, thence run along said curve for a distance of 327.19 feet to a set 1/2" rebar capped Clinksscales and the point of tangent of said curve; thence run N 45°15'56" W for a distance of 34.81 feet to a set 1/2" rebar capped Clinksscales and the beginning of a curve to the right, said curve having a radius of 77.70 feet, a chord of 35.33 feet, and a chord bearing of N 32°07'26" W; thence run along said curve for a distance of 35.64 feet to the point of beginning.

Said parcel subject to Right of way of Highway 25 and right of way of Justice Road.

Less and except that parcel of land known as the H.R. Justice Store property in Calcis, Alabama, as described in Instrument No. 20220413000153320, more particularly described as follows:

Commencing at the Southwest Corner of the NE 1/4 of NE 1/4, Section 33, Township 18 South, Range 2 East, and running N 00 deg. 37 min. 22 sec. W 420.00 feet the point of beginning of the following described lot which is hereby conveyed: then turn right and run in an easterly direction 149.00 feet to the intersection of the right of way of Central of Georgia Division of Southern Railway and the Harpersville- Calcis County Road; then turn left and run in a northwesterly direction a distance of 179.96 feet to a point on the West boundary line of said forty acres, said point being marked by a set 1/2" rebar capped Clinksscales on the southerly right of way line of Alabama Highway No. 25, being on a curve to the left having a radius of 1007.02 feet, a chord of 192.30 feet, and a chord bearing of N 64 deg. 05 min. 39 sec. ; then turn left and run along said curve for a distance of 192.59 feet to the centerline of Spring Creek; then turn left and run southerly along the centerline of Spring Creek to a point on the westerly extension of the south line described above; then turn left and run N. 59 deg. 50 min. 13 sec. E along said extension 42.32 feet to the point of beginning. Subject to easements, covenants, conditions, restrictions, rights of way, and encumbrances of record.

PARCEL 2:

All of the Land lying south of CSX Rail Road in the NW 1/4 of the NE 1/4 of Section 33, Township 18 South, Range 2 East, being more particularly described as follows:

Commence at a found 2" open top pipe, said point being the Northwest Corner of the NW 1/4 of the NE 1/4 of Section 23, Township 18 South, Range 2 East, thence run S 00°37'21" E for a distance of 370.57 feet a set 1/2" rebar capped Clinksscales on the southern Right of Way line of CSX rail road; thence run along said right of way N 88°06'19" E for a distance of 260.09 feet to the intersection for of CSX Rail Road Right of Way with the western right of way of Highway 479; thence run N 88°06'19" E for a distance of 72.74 feet to a Eastern Right of Way of Highway 479, and the point of beginning; thence run N 88°06'19" E along the Southern Right of Way line of CSX Rail Road for a distance of 215.13 feet to a set 1/2" rebar Capped Clinksscales, said point beginning a curve to the right having a radius of 1065.99 feet, a chord of 398.95 feet, and a chord bearing of S 82°15'00" E; thence run along said right of way and said curve for a distance of 401.31 feet to a set 1/2" rebar capped Clinksscales on the point of tangent of said curve and the beginning of another curve to the right having a radius of 984.28, a chord of 210.68, and a curve bearing of S 64°42'17" E; thence run along said curve for a distance of 211.08 feet to the intersection of said CSX Right of way with the intersection of the northern right of way of Highway 25, said point being on a curve to the left having a radius of 1086.92 feet, a chord of 357.04 feet, and a chord bearing of N 81°37'36" W thence run along said curve and said northern right of way line of Highway 25 for distance of 358.66 feet to the point of tangent and a set 1/2" rebar capped Clinksscales; thence run N 89°58'58" W 382.02 feet to a set 1/2" rebar capped Clinksscales, said point being the intersection of the Northern right of way of Highway 25 with the eastern right of way of Highway 479, said point along being on a curve to the left having a radius of 79.31 feet, a chord of 19.66 feet, and a chord bearing of N 30° 43'45" W, thence run along said curve for a distance of 19.71 to a set 1/2" rebar capped Clinksscales and the beginning of another curve right having a radius of 1131.21 feet, a chord of 87.78 feet, and a chord bearing of N 39°32'10" W, thence run along said curve for a distance of 87.80 feet to the point of beginning.

PARCEL 3:

Commence at a found 2" open top pipe, said point being the Northwest Corner of the NW 1/4 of the NE 1/4 of Section 23, Township 18 South, Range 2 East, thence run S 00°37'21" E for a distance of 370.57 feet to the point of beginning, said point being a set 1/2" rebar capped Clinksscales on the southern Right of Way Line of CSX rail road; thence run along said right of way N 88°06'19" E for a distance of 260.09 feet to the intersection for of CSX Rail Road Right of Way with the western right of way of Highway 479, said point being on a Curve to the right have a radius of 1180.29 feet, a chord of 104.10 feet and a chord bearing of S 37°49'13" E; thence run along said curve and said right of way for a distance of 104.41 feet to a set 1/2" rebar capped Clinksscales, said point being on the intersection of the western Right of Way of Highway 479 with the Northern Right of Way of Highway 25 thence run N 89°59'37" W for a distance of 323.03 feet to a set 1/2" rebar capped Clinksscales, said point being said the 1/4 - 1/4 line, thence run S 00°37'21" E for a distance of 73.59 feet to the point of beginning.

File No.: 22-1729
Exhibit A Legal Description



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/13/2022 11:39:26 AM
\$87.50 JOANN
20220513000196620

Alli S. Boyd