

This instrument was prepared by:  
Justin Smitherman, Esq.  
173 Tucker RD STE 201  
Helena, AL 35080

Send Tax Notice to:  
Jason Paul and Susan Paul  
128 Hidden Ridge  
Chelsea, AL 35043

STATE OF ALABAMA  
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED FIFTY THOUSAND AND 00/100 (\$250,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Roy Allan Bowden, an unmarried man and Ree Lene Davis, a married woman** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Jason Paul and Susan Paul, husband and wife** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together as joint tenants with rights of survivorship, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

SEE ATTACHED EXIHBIT A.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

This property is not the homestead of GRANTOR or GRANTOR'S spouse(s).

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s)  
this the 31st day of May, 2022.

x Roy Allan Bowden  
Roy Allan Bowden

x Ree Lene Davis  
Ree Lene Davis

STATE OF ALABAMA  
Shelby COUNTY

}

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Roy Allan Bowden and Ree Lene Davis**, 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 Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 31st day of May, 2022.

Justin Smitherman  
Notary Public

My Commission Expires: 1/6/25

JUSTIN SMITHERMAN  
Notary Public, Alabama State At Large  
My Commission Expires Jan. 6, 2025

EXHIBIT A

TRACT 1:

ALL OF THE NE 1/4 OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, LYING EAST OF THE EASTERLY RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY 331 (AKA FIRETOWER ROAD) AND ALL OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 25 LYING NORTH OF THE NORTH LINE OF HIDDEN RIDGE ROAD AND LYING WEST OF THE FOLLOWING DESCRIBED LINE.

BEGIN AT THE NORTHEAST CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 25 TOWNSHIP SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA: THENCE EASTERLY ALONG THE NORTH BOUNDARY OF SAID 1/4-1/4 SECTION 847.10 FEET; THENCE LEFT 93° AND 18' IN A SOUTHERLY DIRECTION 1013.53 FEET TO THE INTERSECTION WITH THE CENTER LINE OF A DIRT ROAD AND THE POINT OF ENDING.

LESS AND EXCEPT, A STRIP OF LAND 100 FEET IN WIDTH WHICH LIES WITHIN THE NE 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE NE 1/4 OF SECTION 25 TOWNSHIP 20 SOUTH RANGE 2 WEST, SHELBY COUNTY, ALABAMA. SUCH A STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO REACH THE POINT OF BEGINNING COMMENCE AT THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 2 WEST: THENCE RUN WEST ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 25 A DISTANCE OF 2184.23 FEET TO A POINT; THENCE TURN A DEFLECTION ANGLE TO THE RIGHT OF 117° 49'-07" AND RUN NORTH 29° 33' AND 51" EAST A DISTANCE OF 26.38 FEET TO A POINT, SUCH POINT BEING THE POINT OF BEGINNING OF THE RIGHT OF WAY HEREIN DESCRIBED. THENCE TURN A DEFLECTION ANGLE TO THE LEFT OF 180° 00' AND 00" SECONDS ; THEREFROM, THE STRIP IS 100 FEET IN WIDTH AND LIES 50 FEET EACH SIDE OF A CENTER LINE AND THE CONTINUATIONS THEREOF WHICH BEGINS AT SUCH A POINT OF BEGINNING AND RUNS SOUTH 29° 33' 51" WEST A DISTANCE OF 355.22 FEET TO A POINT. THENCE CENTERLINE TURNS A DEFLECTION ANGLE TO THE LEFT OF 02° 05' AND 01" AND RUNS SOUTH 27° 28' AND 50" WEST A DISTANCE OF 1203 FEET, MORE OR LESS, TO A POINT, SUCH POINT BEING THE POINT OF ENDING OF THE RIGHT-OF-WAY HEREIN DESCRIBED.

TRACT 2:

ALL OF THE SW 1/4 OF THE NE 1/4 OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY ALABAMA LYING WEST OF THE WESTERLY DEDICATED ROAD RIGHT-OF-WAY LINE OF HIDDEN RIDGE ROAD AND LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTIES:

LESS AND EXCEPT: A PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY ALABAMA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID 1/4-1/4 SECTION AND RUN NORTH 150 YARDS (450 FEET) TO A ROAD, THENCE RUN WESTERLY ALONG SAID ROAD TO C. L. MOONEY'S LAND; THENCE SOUTH TO THE SOUTHWEST CORNER OF SAID 1/4-1/4 SECTION; THENCE EAST TO THE SOUTHEAST CORNER OF SAID 1/4-1/4 SECTION AND THE POINT OF BEGINNING.

LESS AND EXCEPT: A PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY ALABAMA DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF SAID 1/4-1/4 SECTION: THENCE AZIMUTH OF 90° 00 MINUTES EAST ALONG THE NORTH LINE OF SAID 1/4-1/4 SECTION 493.46 FEET; THENCE AN AZIMUTH OF 178° 00 MINUTES SOUTHERLY 256 FEET; THENCE AZIMUTH OF 270° 00 MINUTES WESTERLY 493.46 FEET; THENCE AN AZIMUTH OF 178° 00 MINUTES SOUTHERLY 256.00 FEET; THENCE AZIMUTH OF 270° 00 MINUTES WESTERLY 493.46 FEET; THENCE AN AZIMUTH OF 358° 00 MINUTES NORTHERLY ALONG THE WEST LINE OF SAID 1/4-1/4 256.0 FEET TO THE POINT OF BEGINNING.



