

This Instrument Prepared by:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB3455

SEND TAX NOTICE TO:

401 El Camino Real
Chelsea, AL 35043

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Seventeen Thousand Five Hundred Thirty-nine and 00/100 Dollars (\$117,539.00)** 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 where is acknowledged. I or we **Mary Ellen Bates a single person and Kimberly Benjamin a/k/a Kimberly B. Benjamin, a single person** by **Mary Ellen Bates her Attorney-in-Fact** whose mailing address is: 2413 1st Ave N. Birmingham AL 35203 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Cody John Bass** whose mailing address 401 El Camino Real Chelsea AL 35043 (herein referred to as grantees), the following described real estate, situated in **SHELBY** County, Alabama, having a property address of Metes and Bounds

See Exhibit A

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.
Subject to Easements for ingress egress and utilities recoded simultaneously herewith

Mary Ellen Bates and Kimberly Benjamin are devisees of the Last Will and Testament of the Estate of Bobbie M. Bates, deceased, in Probate Case #PR-2011-000336, Shelby County, Alabama

\$ 94,000.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 29 day of December, 2022.

M. E. Bates
Mary Ellen Bates

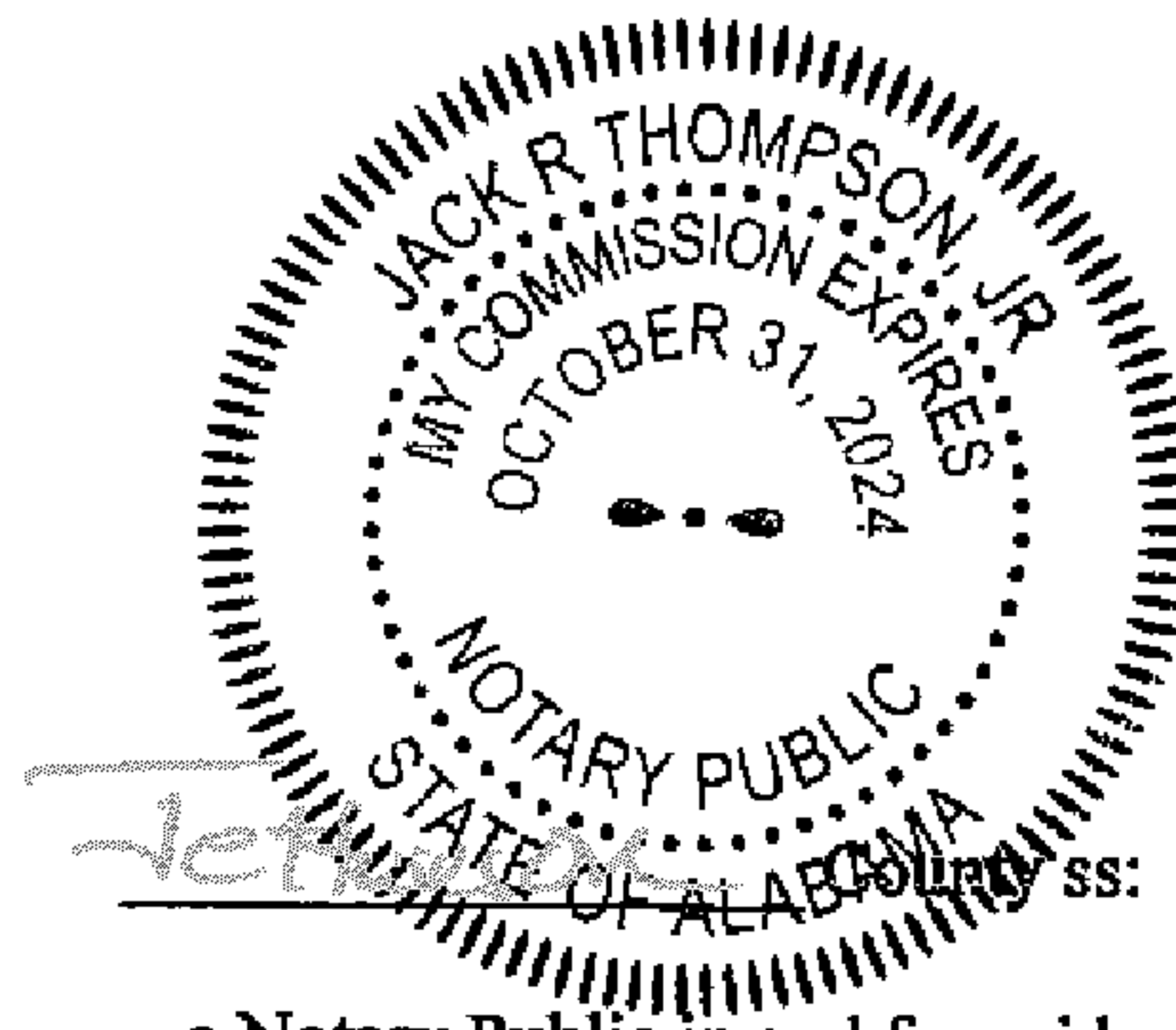
Kimberly Benjamin a/k/a Kimberly B. Benjamin by M. E. Bates, P.D.A.
Kimberly Benjamin a/k/a Kimberly B. Benjamin by
Mary Ellen Bates her Attorney-in-Fact

STATE OF Alabama Jefferson County ss:

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Mary Ellen Bates** 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 this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 29th day of December, 2022

My Commission Expires: 10/31/2024
Jack R. Thompson Jr.
Notary Public



STATE OF Alabama Jefferson County ss:

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Kimberly Benjamin a/k/a Kimberly B. Benjamin by Mary Ellen Bates her Attorney in Fact** 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 this conveyance, She as Attorney-in-Fact executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 29th day of December, 2022

My Commission Expires: 10/31/2024
Jack R. Thompson Jr.
Notary Public

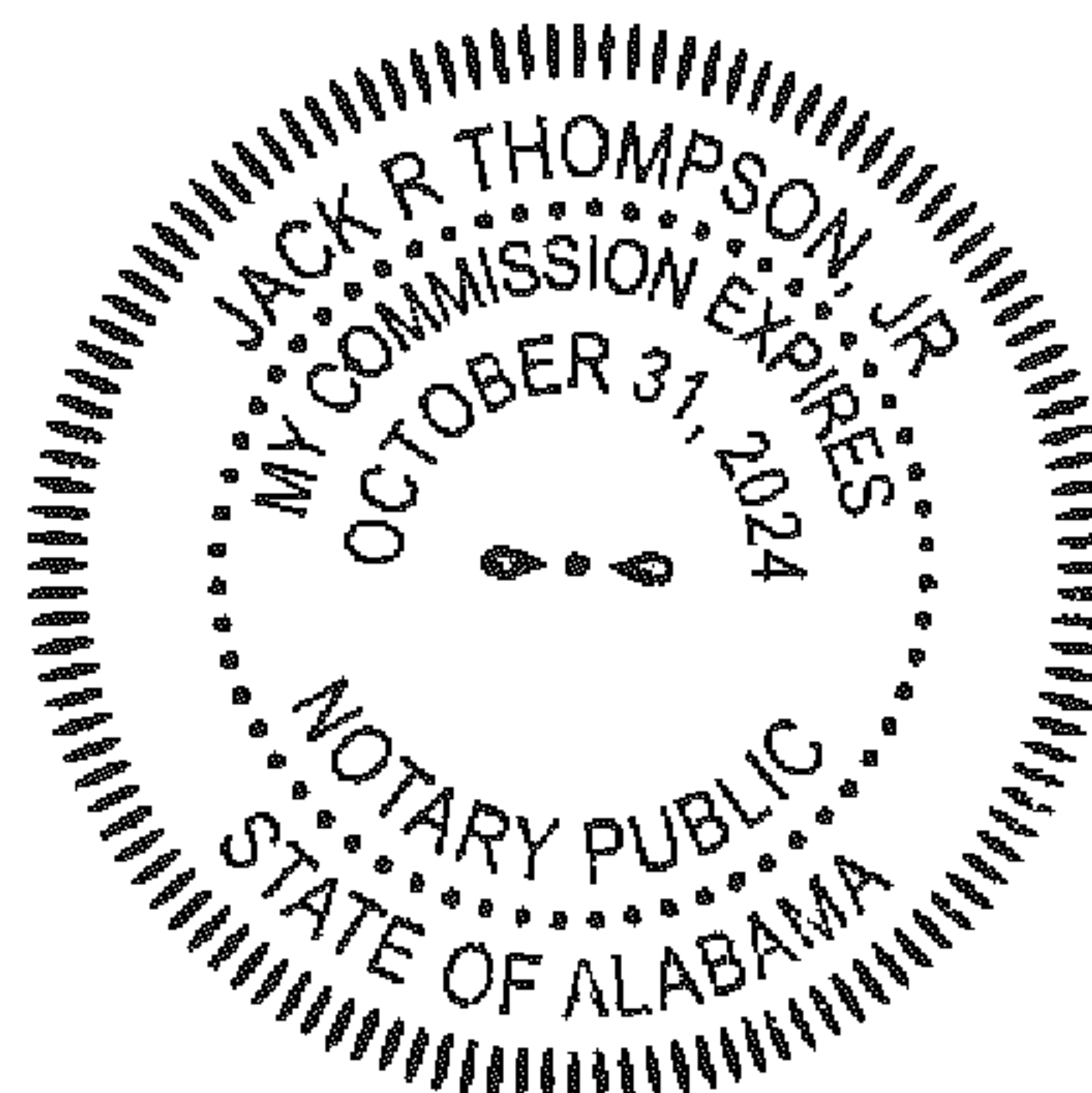


EXHIBIT A

PARCEL NO. 2: Commence at a 2" angle iron in place being the Southwest corner of Southeast one-fourth of the Northwest one-fourth of Section 18, Township 19 South, Range 3 East, Shelby County, Alabama; thence proceed South 02° 10' 01" East along the East boundary of the Northwest one-fourth of the Southwest one-fourth for a distance of 252.57 feet (set ½" rebar CA-0114-LS); thence proceed South 59° 36' 41" West for a distance of 512.08 feet (set ½" rebar CA-0114-LS); thence proceed North 14° 27' 33" West for a distance of 233.89 feet (set ½" rebar CA-0114-LS); said point being the point of beginning. From this beginning point proceed North 14° 27' 33" West for a distance of 1901.46 feet to a ½" capped rebar in place (Farmer); thence proceed North 74° 53' 54" East for a distance of 55.25 feet to a ½" capped rebar in place (Farmer); thence proceed South 49° 03' 58" East for a distance of 95.53 feet to a ½" capped rebar in place (Farmer); thence proceed South 18° 37' 44" East for a distance of 534.53 feet to a ½" capped rebar in place (Farmer); thence proceed South 09° 12' 50" East for a distance of 589.62 feet (set ½" rebar CA-0114-LS); thence proceed South 17° 54' 43" East for a distance of 128.66 feet to a ½" capped rebar in place (Farmer); thence proceed South 88° 31' 04" East for a distance of 173.62 feet to a ½" capped rebar in place (Farmer); thence proceed North 40° 31' 37" East for a distance of 106.45 feet (set ½" rebar CA-0114-LS); thence proceed North 50° 06' 24" East for a distance of 106.11 feet to a ½" capped rebar in place (Farmer); thence proceed North 57° 35' 34" East for a distance of 125.73 feet to a ½" capped rebar in place (Farmer); thence proceed North 73° 31' 31" East for a distance of 406.90 feet to a ½" capped rebar in place (Farmer); thence proceed North 03° 23' 07" East for a distance of 431.30 feet to a ½" capped rebar in place (Farmer); thence proceed North 86° 37' 45" West for a distance of 484.88 feet to a ½" capped rebar in place (Farmer); thence proceed North 08° 05' 44" East for a distance of 352.11 feet to a ½" capped rebar in place (Farmer); thence proceed North 34° 51' 18" East for a distance of 96.23 feet to a ½" capped rebar in place (Farmer), said point being located on the bank of the Coosa River; thence proceed Southeasterly along the bank of said Coosa River for a chord bearing and distance of South 63° 07' 33" East for a distance of 1323.18 feet to a point in the centerline of a 30 foot proposed easement No. 2; thence proceed South 47° 35' 50" West along the centerline of said 30 foot proposed easement for a distance of 172.35 feet; thence proceed South 53° 33' 13" West along the centerline of said 30 foot proposed easement for a distance of 214.66 feet; thence proceed South 57° 42' 41" West along the centerline of said 30 foot proposed easement for a distance of 140.97 feet; thence proceed South 48° 57' 49" West along the centerline of said 30 foot proposed easement for a distance of 105.94 feet; thence proceed South 54° 09' 30" West along the centerline of said 30 foot proposed easement for a distance of 596.08 feet; thence proceed South 52° 44' 38" West along the centerline of said 30 foot proposed easement for a distance of 532.13 feet; thence proceed South 54° 54' 14" West for a distance of 240.11 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Southwest one-fourth, the Southwest one-fourth of the Northwest one-fourth, the Northwest one-fourth of the Northwest one-fourth, the Northeast one-fourth of the Northwest one-fourth and the Southeast one-fourth of the Northwest one-fourth of Section 18, Township 19 South, Range 3 East, Shelby County, Alabama as set out in the Survey dated December 14, 2022, by Christopher M. Ray, Alabama Reg. 26017



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/03/2023 11:40:37 AM
 \$147.00 PAYGE
 20230103000001590

Allie S. Bayal