

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 NINETY-SEVEN THOUSAND FOUR HUNDRED FORTY AND NO/100 Dollars (\$97,440.00), 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.

Pursuant to the provisions of Ala. Code 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's name and mailing address:

*Warren K. Bailey
3350 Misty Lane
Birmingham, Alabama 35243*

Grantee's name and mailing address:

*D. Stephen Watkins
P.O. Box 530062
Birmingham, Alabama 35253*

Property Address: Vacant land, 9-18-1E Shelby County, Alabama

Value/Purchase Price: \$97,440.00

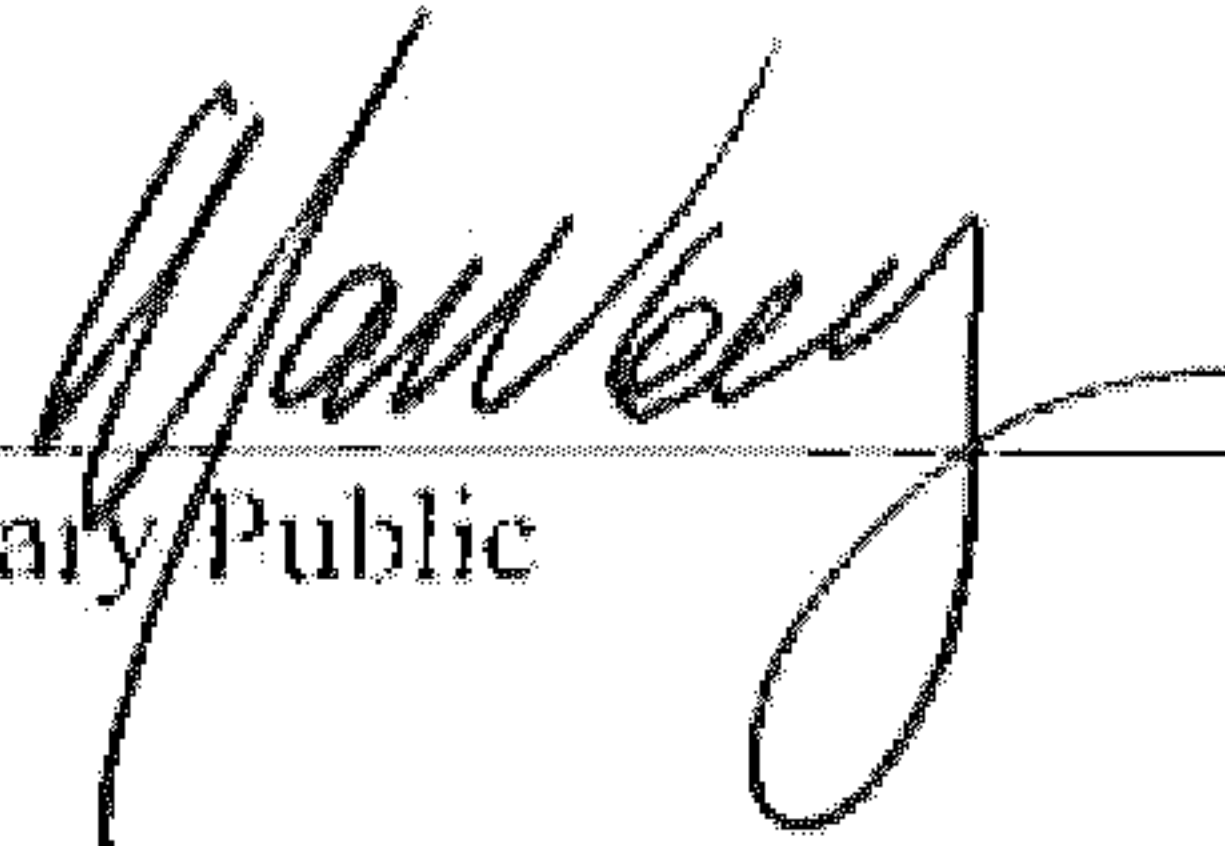
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed on the 23 day of March, 2023.

"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 23 day of March, 2023.



Notary Public

My commission expires: _____

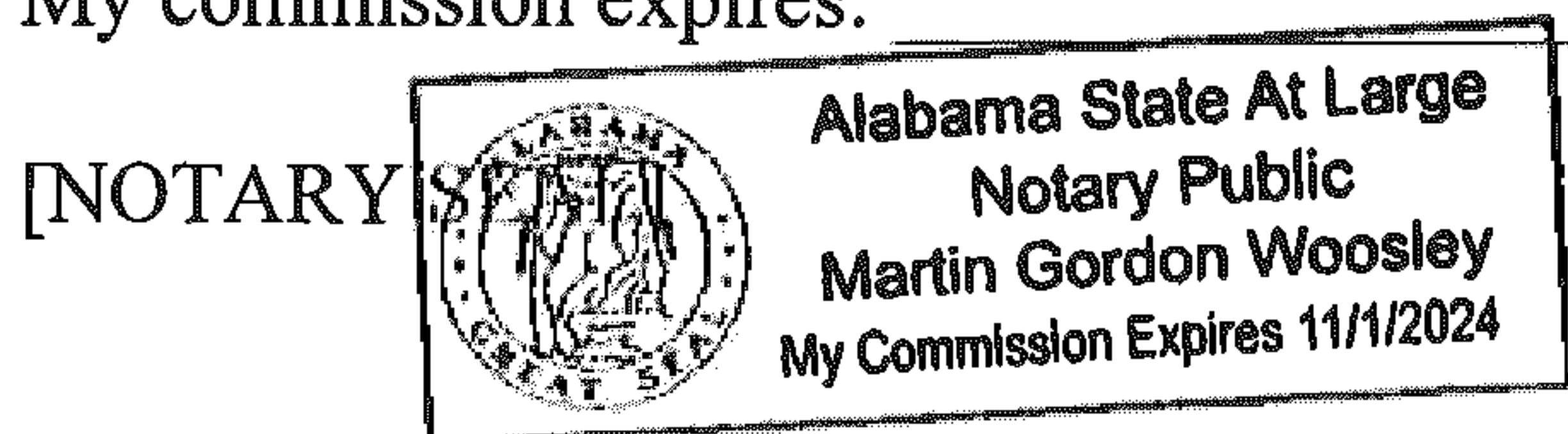


EXHIBIT A

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 521.63 feet; thence run North 89 degrees 59 minutes 19 seconds East for 634.90 feet to the Point of Beginning; thence run North 89 degrees 59 minutes 19 seconds East for 1033.66 feet; thence run North 00 degrees 00 minutes 41 seconds West for 684.71 feet; thence run South 56 degrees 28 minutes 04 seconds West for 1239.87 feet to the Point of Beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/24/2023 08:13:11 AM
\$125.50 JOANN
20230324000081930

Allen S. Bayl