

This Instrument was Prepared by:

Send Tax Notice To: Corey Stephens

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

135 Stephens DR
Montevallo AL 35115

File No.: MV-23-28953

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Thirty Thousand Dollars and No Cents (\$130,000.00)**, 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, **Lyle Stephens**, a single man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Corey Stephens**, (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 2023 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$120,000.00 \$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 10th day of March, 2023.




Lyle Stephens

State of Alabama

County of Shelby Baldwin

I, Misty Dawn Reach, a Notary Public in and for the said County in said State, hereby certify that Lyle Stephens, 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 10th day of March, 2023.



Notary Public, State of Alabama
Misty Dawn Reach
My Commission Expires: 09-16-2026

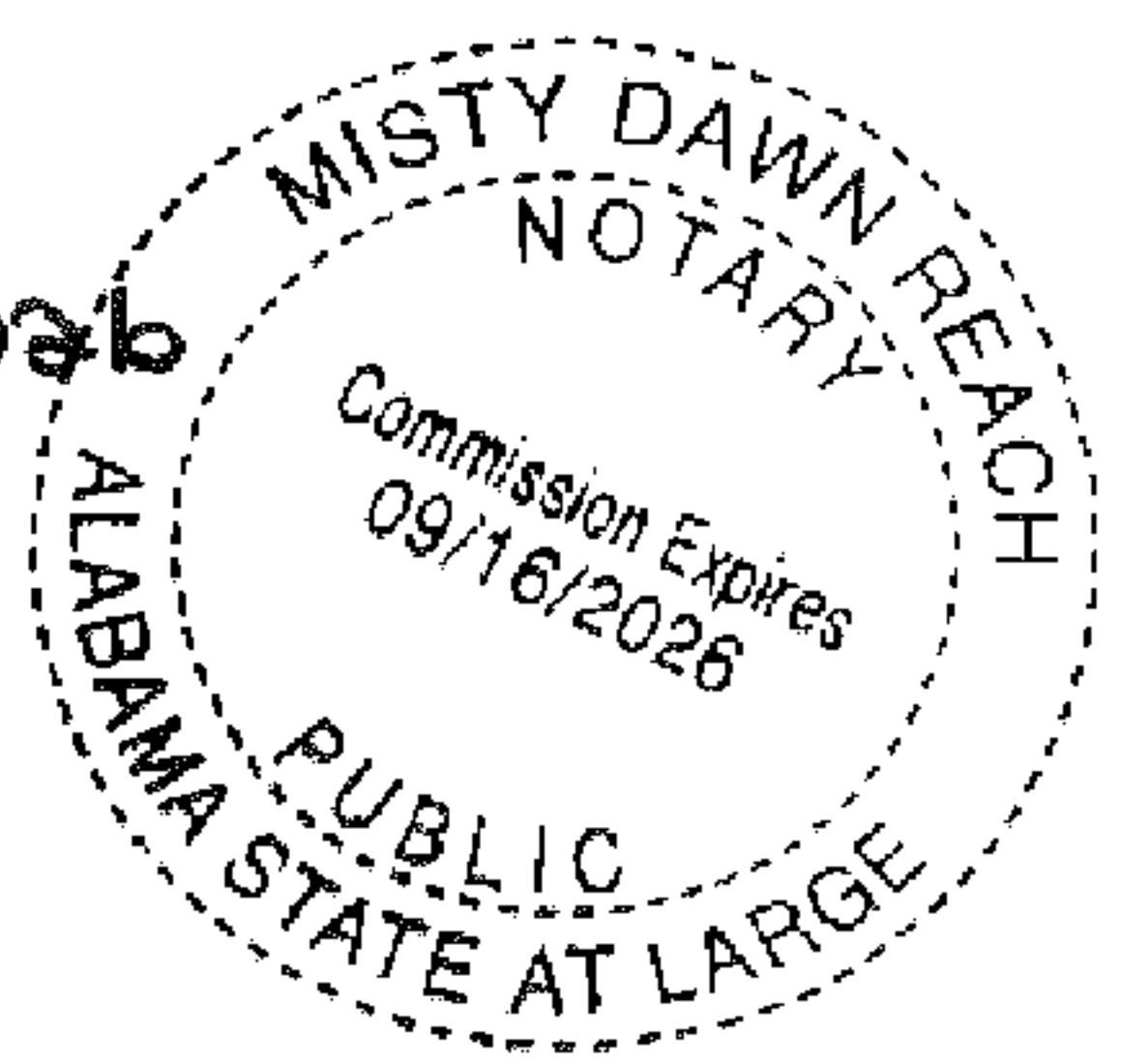


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 5:

Begin at the NW corner of the SE 1/4 of the NE 1/4 of Section 3, Township 22 South, Range 3 West, Shelby County, Alabama; thence South 00 degrees 17 minutes 53 seconds West for a distance of 131.06 feet; thence South 00 degrees 16 minutes 22 seconds West for a distance of 326.49 feet to the POINT OF BEGINNING; thence South 00 degrees 25 minutes 27 seconds West for a distance of 189.86 feet; thence South 89 degrees 35 minutes 44 seconds East for a distance of 190.58 feet; thence North 29 degrees 43 minutes 28 seconds West for a distance of 71.45 feet; thence North 02 degrees 25 minutes 23 seconds West for a distance of 200.10 feet; thence North 16 degrees 28 minutes 07 seconds East for a distance of 165.50 feet; thence North 09 degrees 38 minutes 56 seconds West for a distance of 226.74 feet; thence North 88 degrees 17 minutes 17 seconds West for a distance of 152.03 feet; thence South 00 degrees 17 minutes 53 seconds West for a distance of 131.06 feet; thence South 78 degrees 11 minutes 43 seconds East for a distance of 155.40 feet; thence South 06 degrees 43 minutes 00 seconds West for a distance of 198.88 feet; thence South 01 degree 52 minutes 18 seconds East for a distance of 84.33 feet; thence South 84 degrees 28 minutes 10 seconds West for a distance of 133.78 feet to the POINT OF BEGINNING.

PARCEL 7:

Commence at the NW corner of the SE 1/4 of the NE 1/4 of Section 3, Township 22 South, Range 3 West, Shelby County, Alabama; thence South 00 degrees 17 minutes 53 seconds West for a distance of 131.06 feet; thence South 00 degrees 16 minutes 22 seconds West for a distance of 326.49 feet; thence South 00 degrees 25 minutes 27 seconds West for a distance of 428.40 feet; thence North 76 degrees 12 minutes 15 seconds East for a distance of 210.32 feet to the POINT OF BEGINNING; thence continue direction North 76 degrees 12 minutes 15 seconds East for a distance of 160.24 feet; thence South 51 degrees 32 minutes 57 seconds East for a distance of 44.50 feet; thence South 10 degrees 40 minutes 12 seconds East for a distance of 50.27 feet; thence South 14 degrees 01 minute 23 seconds West for a distance of 193.93 feet; thence South 03 degrees 56 minutes 05 seconds East for a distance of 58.13 feet; thence South 15 degrees 24 minutes 18 seconds East for a distance of 84.11 feet to the northerly R.O.W. line of Shelby County Highway 22 and the beginning of a curve to the right, having a radius of 3000.00 feet, and subtended by a chord bearing South 73 degrees 33 minutes 08 seconds West and a chord distance of 188.44 feet; thence along the arc of said curve and said R.O.W. line for a distance of 188.47 feet; thence North 00 degrees 13 minutes 11 seconds East and leaving said R.O.W. line for a distance of 419.45 feet to the POINT OF BEGINNING.

