

GRANTEE'S ADDRESS:
208 Highway 437
Sterett, Alabama 35147

WARRANTY DEED

STATE OF ALABAMA,

SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that on the 6th day of June, 2023, in consideration of TWENTY-FOUR THOUSAND AND NO/100 DOLLARS (\$24,000.00) and other good and valuable consideration, the undersigned, **LESLIE RUTLEDGE and husband, RONALD RUTLEDGE**, whose address is 8149 Parkway Drive, Leeds, Alabama, 35094, herein referred to as Grantors, do hereby grant, bargain, sell and convey unto **ROBIN N. HUNT and WILLIAM PRESTON HUNT and ROBERT L. MIMS**, whose address is 208 Highway 437, Sterrett, Alabama, 35147, herein referred to as Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, the following described real estate, lying and being in Shelby County, Alabama, to-wit:

Commence at the NW corner of the E ½ of the NW 1/4 of the SE 1/4 of Section 35 Township 20 South, Range 1 West; thence run East along the North line thereof for 455.29 feet to the POINT OF BEGINNING; thence continue East along the North line of said 1/2-1/4-1/4 Section for 210.00 feet to the Northeast corner thereof; thence turn 89 degrees 48 minutes right and run South along the East line of said 1/2-1/4-1/4 Section a distance of 883.4 feet to a point; thence turn 90 degrees 12 minutes right and run West 210.00 feet; thence turn 89 degrees 48 minutes right and run North 833.4 feet to the point of beginning.

LESS AND EXCEPT the following described property , to-wit:

Beginning at the NE corner of the E ½ of the NW 1/4 of the SE 1/4 of Section 35, Township 20 South, Range 1 West; run South 210 feet; thence West 210 feet; thence

North 210 feet; thence East 210 feet to the point of beginning. Situated in Shelby County, Alabama.

ALSO, a 14-foot easement for access and utilities over the following described property in Section 35, Township 20 South, Range 1 West, Shelby County, Alabama: Commence at the Northwest corner of the East 1/2 of the Northwest 1/4 of the Southeast 1/4 of said section 35; thence run South 89 degrees 56 minutes 03 seconds East along the North line of said 1/4-1/4 Section for a distance of 455.29 feet to the POINT OF BEGINNING; thence run North 00 degrees 00 minutes 00 seconds West for a distance of 256.64 feet to the centerline of a gravel drive; thence run North 78 degrees 48 minutes 55 seconds East along the centerline of said gravel drive for a distance of 14.27 feet; thence run South 00 degrees 00 minutes 00 seconds East for a distance of 259.39 feet; thence run South 89 degrees 56 minutes 03 seconds West a distance of 14.00 feet to the point of beginning.

ALSO: A 14 foot wide easement for ingress, egress and utilities over and across the West 14 feet of the following described property, to-wit: Begin at the Northeast corner of the East 1/2 of the Northwest 1/4 of the Southeast one-fourth of Section 35, Township 20 South, Range 1 West; thence South 210 feet; thence West 210 feet; thence North 210 feet; thence East 210 feet to the point of beginning, situated in Shelby County, Alabama.

Property street address: 830 Sumner Drive, Columbiana, AL, 35051.

TO HAVE AND TO HOLD the above described property with the tenements, hereditaments, appurtenances and improvements thereunto belonging or in anywise appertaining unto the Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the Grantors do hereby covenant with and represent unto the Grantees that they are seized in fee simple of the lands above described; that the same is free of encumbrances and they will forever warrant and defend the title to the same and the possession thereof unto the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures
and seals on the day and year first above written.

 (SEAL)
LESLIE RUTLEDGE

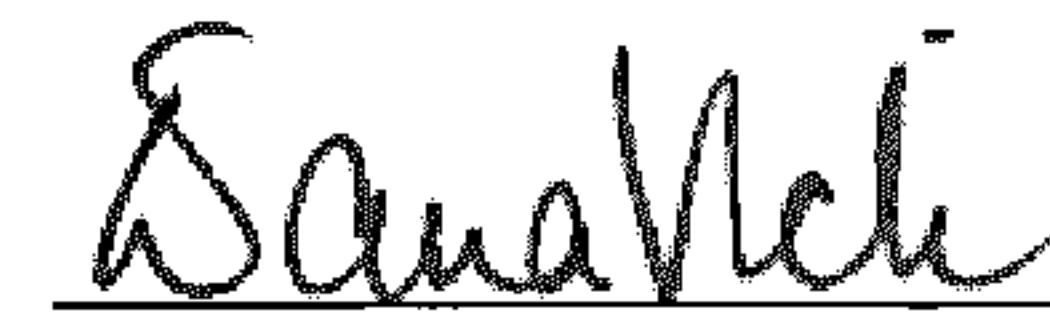
 (SEAL)
RONALD RUTLEDGE

STATE OF ALABAMA,

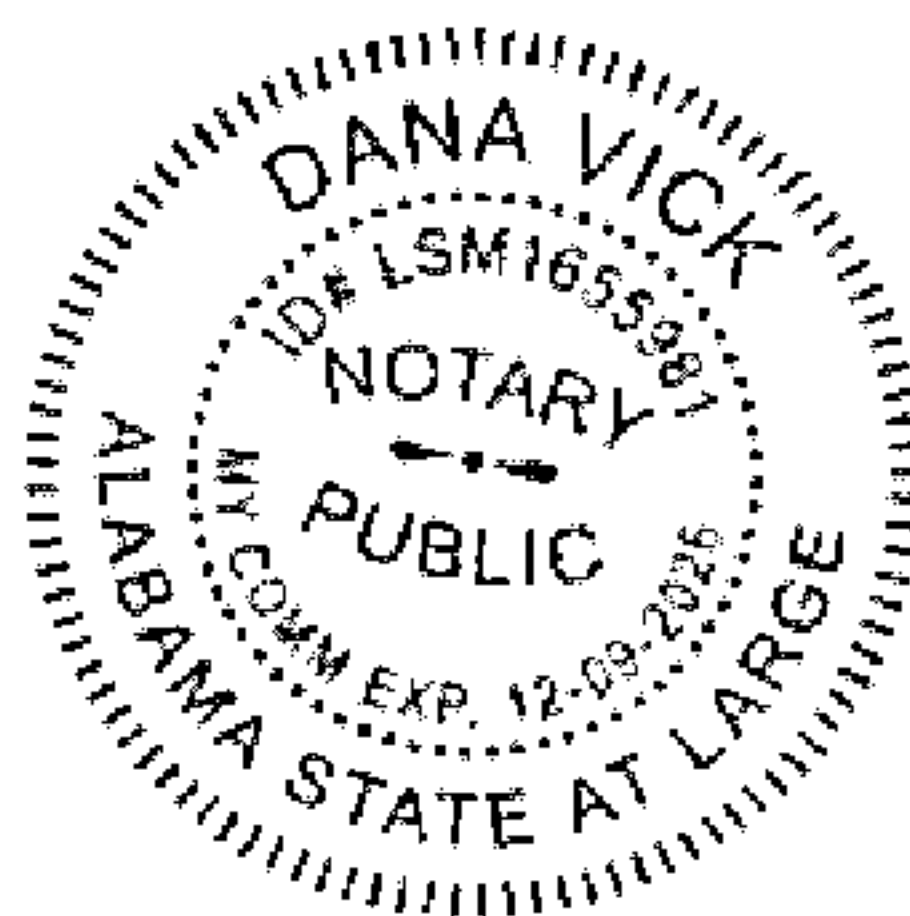
TALLADEGA COUNTY.

I, the undersigned authority, a Notary Public for said County and State, hereby
certify that LESLIE RUTLEDGE and husband, RONALD RUTLEDGE, whose names
are acknowledged before me on this day that, being informed of the contents of the
conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this the 6th day of June, 2023.


NOTARY PUBLIC

My Commission Expires: 12/9/2026



This instrument prepared by:

J. Van Wilkins
Attorney at Law
103 East Second Street
Sylacauga, Alabama 35150
(256) 245-4200



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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