

Property Address:
63 Jecoma Circle
Calera, AL 35040

Grantee's Address:
*1125 Weybridge Way
Pelham, AL 35124*

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TWO HUNDRED FORTY NINE THOUSAND AND 00/100 (\$249,000.00), and other good and valuable consideration in hand paid to Raymond Bradley Tracy and Maryland Coggins Tracy, husband and wife (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by the Zane Broadhead and Summer Nichole Broadhead, husband and wife, as joint tenants with right of survivorship (hereinafter referred to as "Grantee(s)"), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee(s), in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

Parcel 1:

Commence at the Southwest corner of the Southwest 1/4 of the Southwest 1/4 of Section 34, Township 21 South, Range 2 West and run North 87 degrees 58 minutes 10 seconds East along the South line of said 1/4-1/4 section 786.36 feet to the point of beginning, thence continue along last described course along said South line, 540.00 feet to the Southeast corner of said 1/4-1/4 section thence North 6 degrees 59 minutes 26 seconds West and run along the East line of said 1/4-1/4 section 419.35 feet; thence North 77 degrees 00 minutes 26 seconds West and run 425.49 feet to the centerline of a 50 foot wide road easement; thence South 12 degrees 59 minutes 34 seconds West and run 284.31 feet; thence South 15 degrees 06 minutes 38 seconds East and run 30.43 feet; thence South 4 degrees 35 minutes 27 seconds West and run 225.34 feet to said South line of said 1/4-1/4 section.

Also, an easement being more particularly described as lying 25 feet each side of the following described line: Commence at the Southwest corner of the Southwest 1/4 of the Southwest 1/4 of Section 34, Township 21 South, Range 2 West and run North 87 degrees 58 minutes 10 seconds East along the South line of said 1/4-1/4 section 786.36 feet, thence North 4 degrees 35 minutes 27 seconds East and run 225.34 feet to the point of beginning of easement centerline; thence North 15 degrees 06 minutes 38 seconds West and run 30.43 feet; thence North 12 degrees 59 minutes 34 seconds East and run 359.31 feet; thence North 27 degrees 57 minutes 28 seconds East and run 174.21 feet; thence North 20 degrees 27 minutes 42 seconds East and run 109.98 feet; thence North 0 degrees 44 minutes 09 seconds West and run 178.00 feet; thence North 12 degrees 38 minutes 32 seconds West and run 82.48 feet, more or less, to the South right of way

line of Highway 70 and to the end of said easement centerline. Lying and being in Shelby County, Alabama.

Prior Deed Reference: Instrument # 20180627000228260

Parcel 2:

Commence at the Southeast Corner of the SW 1/4 of the SW 1/4 of Section 34, Township 21 South, Range 2 West in Shelby County, Alabama; thence run North 06°59'26" West along the East Line of said 1/4-1/4 section a distance of 419.35 feet to the Point of Beginning of the herein described parcel of land; thence continue along last described course a distance of 725.94 feet, more or less to the South Right-of-way Line of State Highway No. 70, said point being on a curve having a radius of 5831.58 feet, a central angle of 02°05'25" and a chord bearing of South 00°08'43" West; thence in a Westerly direction along the arc of said curve a distance of 212.76 feet; more or less to the Point of Beginning of the centerline of a 50 foot wide easement for ingress and egress; thence run South 12°38'32" East a distance of 82.48 feet along the centerline of said easement; thence run South 00°44' 09" East a distance of 178.00 feet along said centerline; thence run South 20°27'42" West a distance of 109.90 feet along said centerline; thence run South 27°57'28" West a distance of 174.21 feet along said centerline; thence run South 12°59'34" West a distance of 75.00 feet along said centerline; thence leave the centerline of said easement and run South 77°00'26" East a distance of 425.49 feet, more or less, to the Point of Beginning of said parcel of land, containing 4.20 acres, more or less. Lying and being in Shelby County, Alabama.

Prior Deed Reference: Instrument # 1994-04574

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

\$0.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

For ad valorem tax purposes only, the address for the above described property is 63 Jecoma Circle Calera, AL 35040.

TO HAVE AND TO HOLD unto said Grantee(s), and the heirs and assigns of said Grantee(s), in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee(s), for the Grantor(s), and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), Grantee's heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 23rd of June, 2023.

Raymond Bradley Tracy
Raymond Bradley Tracy

Maryland Coggins Tracy
Maryland Coggins Tracy

STATE OF ALABAMA
COUNTY OF JEFFERSON

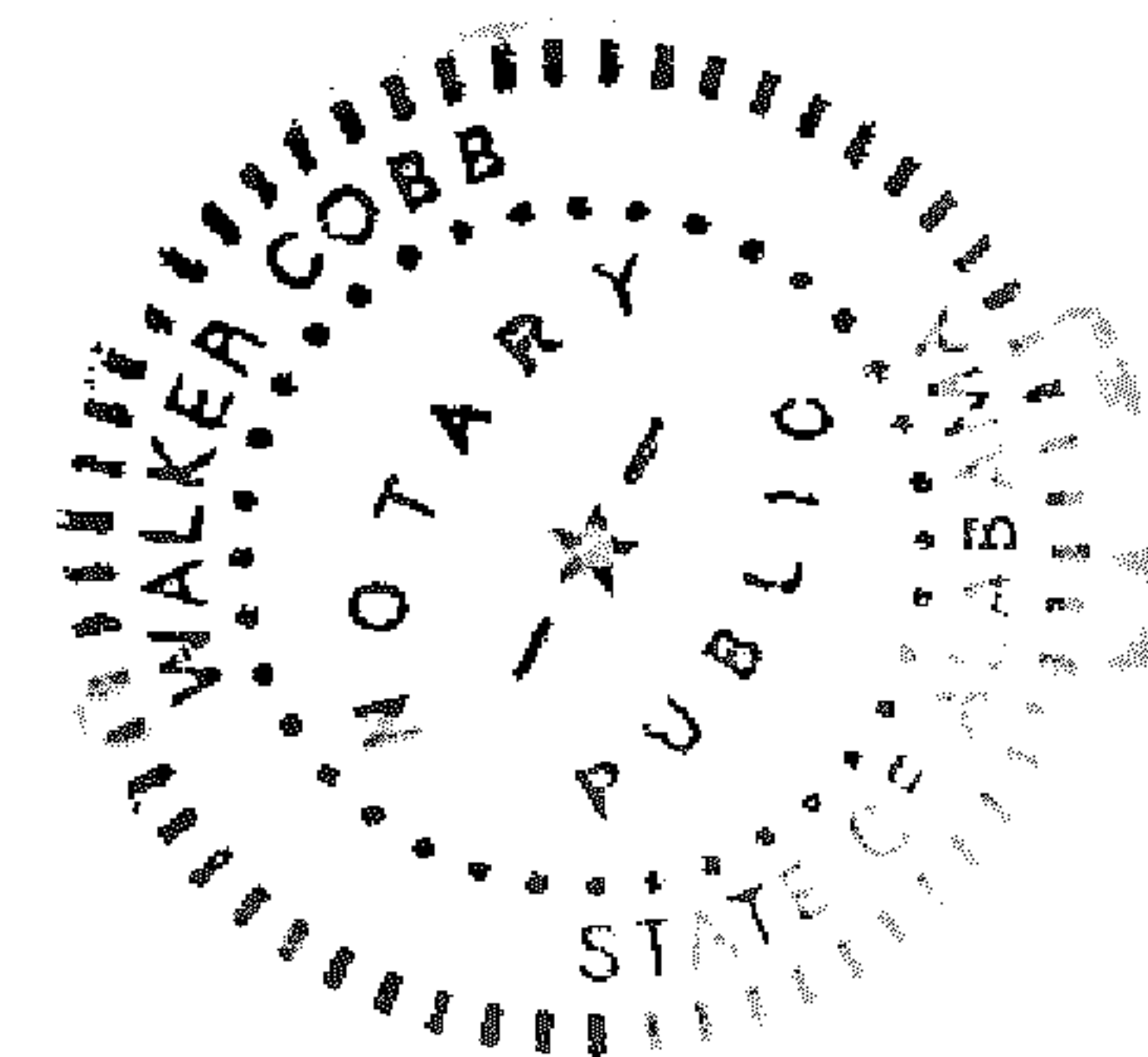
I, the undersigned Notary Public in and for said County and State, hereby certify that Raymond Bradley Tracy and Maryland Coggins Tracy whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of June, 2023.

Will Cobb
Notary Public
My Commission Expires: 7/1/25

DOCUMENT PREPARED BY:
Jonathan Roper, esq.
3829 Lorna Rd., Suite 302
Hoover, AL 35244

AFTER RECORDING RETURN TO:
Roper and Wilson, LLC
3829 Lorna Rd., Suite 302
Hoover, AL 35244



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Raymond Bradley Tracy
 Mailing Address 63 Jecoma Circle
Calera, AL 35040

Grantee's Name Zane Broadhead
 Mailing Address 63 Jecoma Circle
Calera, AL 35040

Property Address 63 Jecoma Circle
Calera, AL 35040

Date of Sale June 23, 2023
 Total Purchase Price \$249,000.00
 Or
 Actual Value \$ _____
 Or
 Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
 (check one) (Recordation of documentary evidence is not required)

Bill of Sale Appraisal
 Sales Contract Other: _____
 Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above,
 the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property
 and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is
 being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on
 which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being
 conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being
 conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed
 appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding
 current use valuation, of the property as determined by the local official charged with the responsibility of
 valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of
 Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and
 accurate. I further understand that any false statements claimed on this form may result in the imposition of the
 penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 6/23/23 Print Walker Cobb - Walker Cobb

Unattested (verified by) _____ Sign Walker Cobb
 (Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/23/2023 12:36:36 PM
 \$280.00 BRITTANI
 20230623000187200

Form RT-1

Alvin S. Boyd