

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Grantee Mailing Address/
Send Tax Notice To:
Rob Bost
3155 Hwy 10
Montevallo, AL 35115

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Sixty-Five Thousand and 00/100 Dollars (\$165,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

H R Little, a married man

(herein referred to as "Grantor") does grant, bargain, sell and convey unto

Rob Bost

(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

The following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel One:

Commence at the NE corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 14, Township 22 South, Range 4 West; thence run South along said $\frac{1}{4}$ $\frac{1}{4}$ line 100 feet to the point of beginning; thence continue along last described course 228 feet; thence 88°17'22" right and 265 feet; thence turn an angle of 91 °42'38" right and run 328 feet; turn an angle of 88°17'22" right and run 115 feet; thence turn an angle of 91°42'38" right and run 100 feet; thence turn an angle of 91 °42'38" left and run 150 feet to the point of beginning.

Parcel Two:

Begin at the NE corner of Plot No. 29 of the Booth ton coal Mining Company, a map of which was prepared by I.S. Gillespie on June 7, 1945; and run South of an 18 foot right of way for road 100 feet; thence North 100 feet; thence east 150 feet to the point of beginning. Right of way easement: A 15 foot easement for the purpose of ingress and egress, and utilities being described as follows: Beginning at the NE corner of the SE $\frac{1}{4}$ of Section 14, Township 22 South, Range 4 West; thence run Southerly along the east line of said $\frac{1}{4}$ $\frac{1}{4}$ line a distance of 30 feet; thence turn an angle of 114°12'58" left and run a distance of 36.97 feet; thence turn an angle of 14°11 '02" right and run a distance of 75.00 feet, more or less, to the west right of way of Highway 10; thence turn an angle of 101 °05'16" left and run a distance of 15.80 feet along said right of way; thence turn an angle of 78°54'44" left and run a distance of 63.15 feet; thence turn an angle of 08°16'57" right and run a distance of 40.00 feet to the point of beginning. Less and except any portion of subject property that lies within the right of way of a road.

Said property is not the homestead of the Grantor, nor the Grantor's spouse.

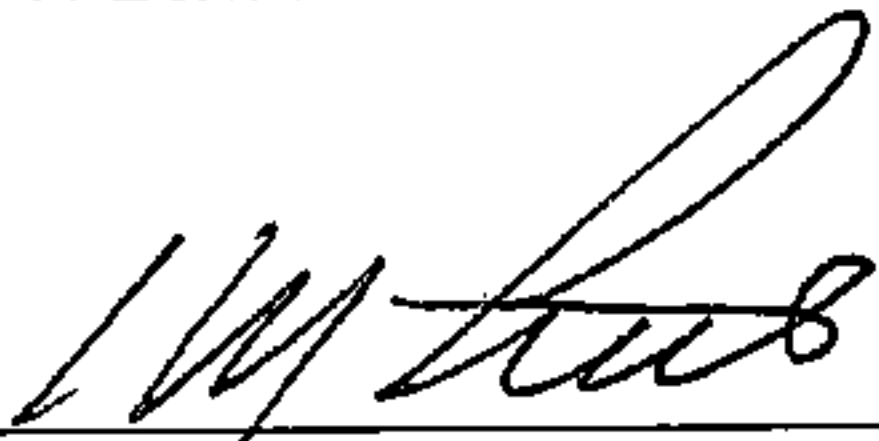
\$168,700.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And the said Grantor does, for himself, his heirs and assigns, covenant with said Grantee, his heirs and assigns, that he is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will and his heirs and assigns shall Warrant and Defend the premises to the said Grantee, his heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set his hand and seal this 10th day of November, 2023.



H R Little

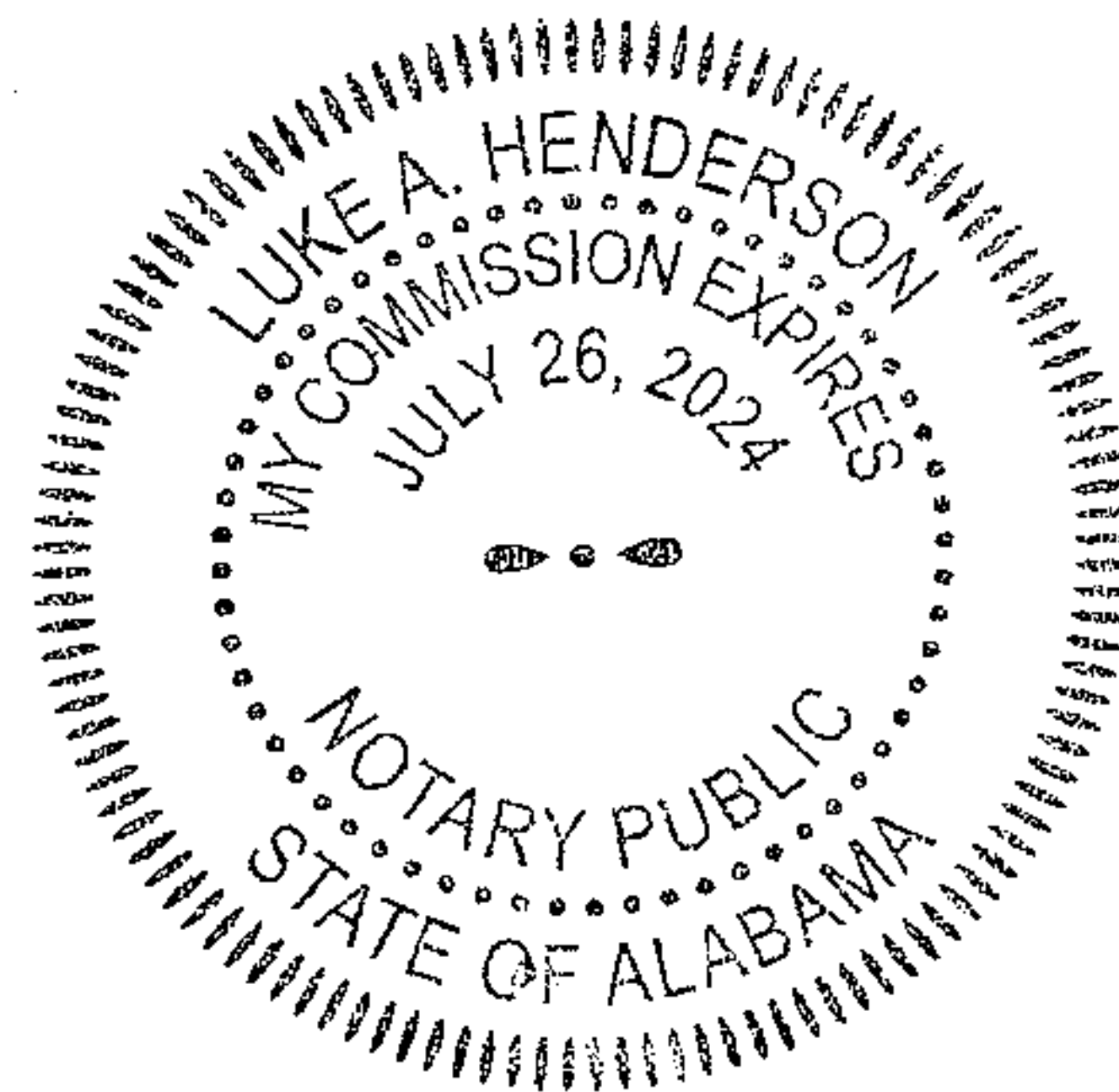
STATE OF ALABAMA)
 COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **H R Little** whose name is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this November 10, 2023.



 Notary Public
 My Commission Expires:



Grantor's Address: 867 Valley View Rd, Indian Springs, AL 35124

Property Address: 3155 Hwy 10 Montevallo, AL 35115

Parcel ID Number: 26 6 14 0 000 018.000



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/13/2023 09:33:15 AM
 \$26.00 PAYGE
 20231113000331970

