

TITLE NOT EXAMINED

This instrument was prepared by:
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1819 Fifth Avenue North
Birmingham, Alabama 35203
Telephone: (205) 521-8000

STATE OF ALABAMA)

COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED executed and delivered this 18th day of December, 2023, by **WILLIAM P. BUCK, JR. AND KELLY ISAACSON BUCK**, husband and wife (hereinafter referred to as the "Grantor"), to **RILEY BUCK PHILLIPS**, an individual (hereinafter referred to as the "Grantee").

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama, as more particularly described on Exhibit A attached hereto and incorporated herein (the "Property");

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property, together with any reversionary interests therein.

This conveyance is subject to those matters set forth on Exhibit B attached hereto.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

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: Grantee's Name and Mailing Address:

William P. Buck, Jr.
Kelly Isaacson Buck
1188 Buck Lake Road
Chelsea, Alabama 35043

Riley Buck Phillips
1188 Buck Lake Road
Chelsea, Alabama 35043

Property Address: 1188 Buck Lake Road, Chelsea, Alabama 35043

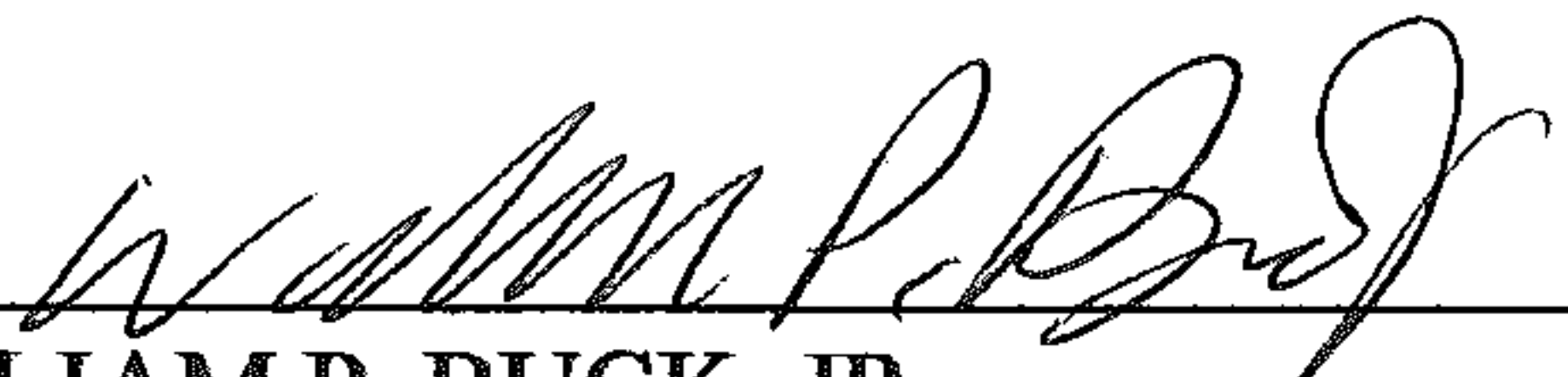
Assessor's Market Value: \$145,530.00

The actual value claimed herein can be verified by examining the tax assessor's records for the Property.

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IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed as of the date first written above.

GRANTOR:



WILLIAM P. BUCK, JR.

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM P. BUCK, JR., 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 the instrument, (s)he executed the same voluntarily on the day same bears date.

Given under my hand this 18 day of December, 2023.

[SEAL]





NOTARY PUBLIC
My Commission Expires: 3/16/27

Kelly Isaacson Buck
KELLY ISAACSON BUCK

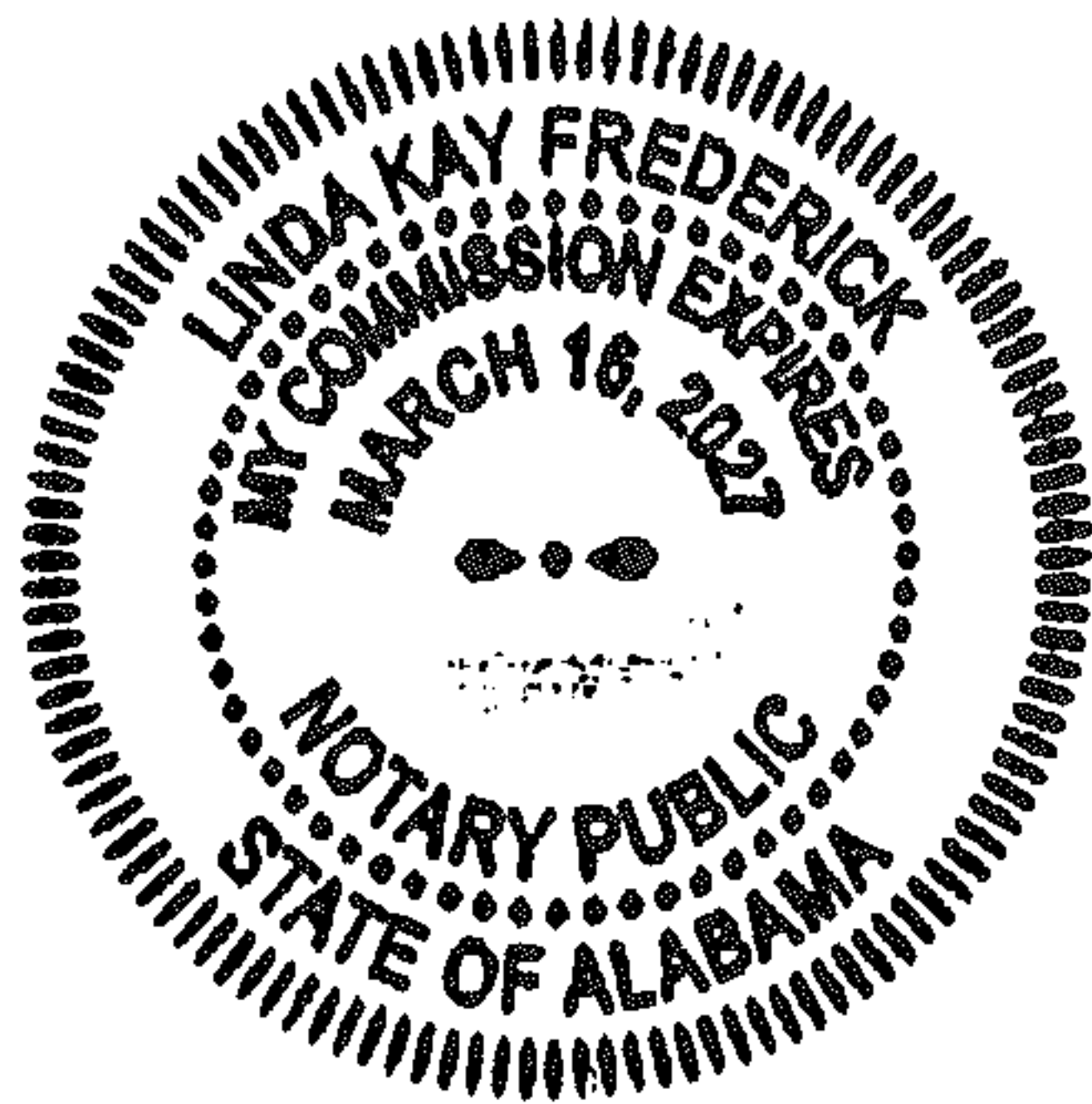
STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KELLY ISAACSON BUCK, 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 the instrument, (s)he executed the same voluntarily on the day same bears date.

Given under my hand this 18 day of December, 2023.

[SEAL]



Linda Kay Frederick
NOTARY PUBLIC
My Commission Expires: 3/16/27

EXHIBIT A**LEGAL DESCRIPTION**

A PARCEL OF LAND SITUATED IN THE S 1/2 OF THE SE 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SE CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA; THENCE N 00 DEG 00'00" E ALONG THE EAST LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 319.13'; THENCE N 73 DEG 19'37" W A DISTANCE OF 45.66'; THENCE N 54 DEG 55'52" W A DISTANCE OF 285.43'; THENCE N 62 DEG 12'05" W A DISTANCE OF 231.17'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 157.89', WITH A RADIUS OF 385.00', WITH A CHORD BEARING OF N 73 DEG 56'59" W, WITH A CHORD LENGTH OF 156.78'; THENCE N 85 DEG 41'53" W A DISTANCE OF 103.11'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 150.05', WITH A RADIUS OF 548.00', WITH A CHORD BEARING OF N 77 DEG 51'14" W, WITH A CHORD LENGTH OF 149.58'; THENCE N 70 DEG 00'35" W A DISTANCE OF 222.09'; THENCE N 65 DEG 09'36" W DISTANCE OF 73.16'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 78.67', WITH A RADIUS OF 41.00'; WITH A CHORD BEARING OF N 10 DEG 11'22" W, WITH A CHORD LENGTH OF 67.15'; THENCE N 44 DEG 46'52" E A DISTANCE OF 33.26'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 133.23', WITH A RADIUS OF 151.00', WITH A CHORD BEARING OF N 19 DEG 30'15" E, WITH A CHORD LENGTH OF 128.95'; THENCE N 05 DEG 46'23" W A DISTANCE OF 95.13'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 157.89', WITH A RADIUS OF 389.00', WITH A CHORD BEARING OF N 05 DEG 51'18" E, WITH A CHORD LENGTH OF 156.81'; THENCE N 17 DEG 28'59" E A DISTANCE OF 126.30'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 133.45', WITH A RADIUS OF 166.00', WITH A CHORD BEARING OF N 40 DEG 30'47" E, WITH A CHORD LENGTH OF 129.88'; THENCE N 63 DEG 32'35" E A DISTANCE OF 261.31'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 57.98', WITH A RADIUS OF 50.00', WITH A CHORD BEARING OF N 30 DEG 19'22" E, WITH A CHORD LENGTH OF 54.79'; THENCE N 02 DEG 53'50" W A DISTANCE OF 195.15'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 70.81', WITH A RADIUS OF 45.00'; WITH A CHORD BEARING OF N 47 DEG 58'27" W, WITH A CHORD LENGTH OF 63.73'; THENCE S 86 DEG 56'56" W A DISTANCE OF 309.63'; THENCE N 80 DEG 07'01" W A DISTANCE OF 80.55'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 60.85', WITH A RADIUS OF 75.00', WITH A CHORD BEARING OF N 56 DEG 52'32" W, WITH A CHORD LENGTH OF 59.19'; THENCE N 33 DEG 38'03" W A DISTANCE OF 31.46' TO THE POINT OF BEGINNING OF SAID PARCEL; THENCE S 56 DEG 21'57" W A DISTANCE OF 189.52'; THENCE N 33 DEG 38'03" W A DISTANCE OF 208.00' TO A POINT ON THE EDGE OF A LAKE; THENCE N 27 DEG 54'16" E ALONG SAID LAKE A DISTANCE OF 41.02'; THENCE N 50 DEG 48'42" E ALONG SAID LAKE A DISTANCE OF 18.34'; THENCE N 56 DEG 32'41" E ALONG SAID LAKE A DISTANCE OF 67.31'; THENCE N 52 DEG 43'43" E ALONG SAID LAKE A DISTANCE OF 40.05'; THENCE N 72 DEG 24'13" E ALONG SAID LAKE A DISTANCE OF 35.43'; THENCE S 33 DEG 38'03" E A DISTANCE OF 218.00'; THENCE S 56 DEG 21'57" W A DISTANCE OF 10.48' TO THE POINT OF BEGINNING.

ALSO:

AN INGRESS, EGRESS AND UTILITIES EASEMENT SITUATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 27 AND THE S 1/2 OF THE SE 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SE CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA; THENCE N 00 DEG 00'00" E ALONG THE EAST LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 319.13' TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE N 73 DEG 19'37" W A DISTANCE OF 45.66'; THENCE N 64 DEG 55'52" W A DISTANCE OF 285.43'; THENCE N 62 DEG 12'05" W A DISTANCE OF 231.17'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 157.89', WITH A RADIUS OF 385.00', WITH A CHORD BEARING OF N 73 DEG 56'59" W, WITH A CHORD LENGTH OF 156.78'; THENCE N 85 DEG 41'53" W A DISTANCE OF 103.11'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 150.05', WITH A RADIUS OF 548.00', WITH A CHORD BEARING OF N 77 DEG 51'14" W, WITH A CHORD LENGTH OF 149.58'; THENCE N 70 DEG 00'35" W A DISTANCE OF 222.09'; THENCE N 65 DEG 09'36" W DISTANCE OF 73.16'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 78.67', WITH A RADIUS OF 41.00'; WITH A CHORD BEARING OF N 10 DEG 11'22" W, WITH A CHORD LENGTH OF 67.15'; THENCE N 44 DEG 46'52" E A DISTANCE OF 33.26'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 133.23', WITH A RADIUS OF 151.00', WITH A CHORD BEARING OF N 19 DEG 30'15" E, WITH A CHORD LENGTH OF 128.95'; THENCE N 05 DEG 46'23" W A DISTANCE OF 95.13'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 157.89', WITH A RADIUS OF 389.00', WITH A CHORD BEARING OF N 05 DEG 51'18" E, WITH A CHORD LENGTH OF 156.81'; THENCE N 17 DEG 28'59" E A DISTANCE OF 126.30'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 133.45', WITH A RADIUS OF 166.00', WITH A CHORD BEARING OF N 40 DEG 30'47" E, WITH A CHORD LENGTH OF 129.88'; THENCE N 63 DEG 32'35" E A DISTANCE OF 261.31'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 57.98', WITH A RADIUS OF 50.00', WITH A CHORD BEARING OF N 30 DEG 19'22" E, WITH A CHORD LENGTH OF 54.79'; THENCE N 02 DEG 53'50" W A DISTANCE OF 195.15'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 70.81', WITH A RADIUS OF 45.00'; WITH A CHORD BEARING OF N 47 DEG 58'27" W, WITH A CHORD LENGTH OF 63.73'; THENCE S 86 DEG 56'56" W A DISTANCE OF 309.63'; THENCE N 80 DEG 07'01" W A DISTANCE OF 80.55'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 60.85', WITH A RADIUS OF 75.00', WITH A CHORD BEARING OF N 56 DEG 52'32" W, WITH A CHORD LENGTH OF 59.19'; THENCE N 33 DEG 38'03" W A DISTANCE OF 31.46' TO THE POINT OF ENDING OF SAID EASEMENT.

EXHIBIT B

PERMITTED EXCEPTIONS

1. All taxes for the year 2024 and subsequent years, which are a lien not yet due and payable.
2. All easements, restrictions, rights of way and other matters filed of record.
3. Any and all matters that would be disclosed by a complete and accurate ALTA survey of the Property



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/19/2023 02:46:51 PM
\$183.00 JOANN
20231219000364640

Allen S. Bayl