

Recordation Requested By/Return to:
FIDELITY NATIONAL TITLE AGENCY INC.
8501 WADE BLVD., SUITE 1050
FRISCO, TX 75034
File No. 9000062301297

Send Tax Notices to:
RICHLAND ACQUISITIONS, LLC
3824 CEDAR SPRINGS RD #801-4712
DALLAS, TX 75219

This Instrument Prepared By:
LYNN BYRD, ESQ., Bar No.
o/b/o BC LAW FIRM, P.A.
PO BOX 44
MONROEVILLE, AL 36461

WARRANTY DEED

Executed this 27th day of December, 2023, for good consideration of **Fifty Thousand Seven Hundred and 00/100 Dollars (\$50,700.00)**, I (we) **BETRE REALTY COMPANY, INC.** whose mailing address is 400 1ST AVENUE WEST, ALABASTER, AL 35007, hereby bargain, deed and convey to **RICHLAND ACQUISITIONS, LLC** whose mailing address is 3824 CEDAR SPRINGS RD #801-4712, DALLAS, TX 75219, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

APN: 13 6 13 4 002 006.000

Property Address: VACANT LAND / APN 13-6-13-4-002-006.000, PELHAM, AL 35124

This instrument was prepared without the benefit of a title examination.

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 said GRANTEES, his, her or 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 foresaid; that I (we) will, and my (our) heirs and assigns forever, against the lawful claims of all persons.

WITNESS the hands and seal of said Grantor(s) this 27 day of December, 2023

BETRE REALTY COMPANY, INC.

By: [Signature]

Name: Robert J Rense

Title: Treasurer

State of Alabama)

County of Shelby)

I, Takysha R Dexter, a Notary Public in and for the County in said State (or for said State at large), hereby certify that Robert J. Rense, whose name as Treasurer (title) of **BETRE REALTY COMPANY, INC.**, a corporation, 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 above and foregoing instrument, he/she, as such officer and with full authority, executed same voluntarily for and as the act of said **BETRE REALTY COMPANY, INC.** on the same day bears date.

Given under my hand (and official seal of office) this 27 day of December, 2023.

Takysha R. Dexter

Notary Public

My commission expires: 11/12/2025

**LEGAL DESCRIPTION
EXHIBIT "A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE NW 1/4 OF THE SE 1/4 AND IN THE NE 1/4 OF THE SW 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 13, THEREON RUN WEST ALONG THE SOUTH 1/4-1/4 LINE 1169.65 FOOT TO A POINT ON THE CENTER OF SHELBY COUNTY HIGHWAY #33 AND THE POINT OF BEGINNING, THENCE RUN NORTHEASTERLY ALONG THE CENTERLINE OF SAID HIGHWAY THE FOLLOWING BEARING AND DISTANCES; TURN RIGHT 108 DEGREES 28 MINUTES 35 SECONDS A DISTANCE OF 43.95 FEET, TURN RIGHT 00 DEGREES 24 MINUTES 27 SECONDS A DISTANCE OF 69.55 FEET; TURN RIGHT 01 DEGREES 36 MINUTES 28 SECONDS A DISTANCE OF 82.90 FEET; TURN RIGHT 01 DEGREES 00 MINUTES 57 SECONDS A DISTANCE OF 239.20 FEET; TURN RIGHT 01 DEGREES 25 MINUTES 46 SECONDS A DISTANCE OF 116.87 FEET; TURN RIGHT 02 DEGREES 48 MINUTES 52 SECONDS A DISTANCE OF 89.32 FEET; TURN RIGHT 00 DEGREES 28 MINUTES 56 SECONDS A DISTANCE OF 442.03 FEET; TURN RIGHT 01 DEGREES 10 MINUTES 13 SECONDS A DISTANCE OF 259.56 FEET; TURN RIGHT 00 DEGREES 34 MINUTES 11 SECONDS A DISTANCE OF 121.50 FEET TO A POINT ON THE NORTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SECTION 13, THENCE TURN LEFT 110 DEGREES 10 MINUTES 01 SECONDS AND RUN WEST ALONG THE NORTH 1/4-1/4 LINE 45.38 FEET TO A POINT ON THE NORTHWEST RIGHT-OF-WAY OF SAID HIGHWAY; THENCE CONTINUE WEST ALONG THE NORTH 1/4-1/4 LINE 272.90 FEET TO A POINT ON THE TOP OF LITTLE OAK RIDGE BETWEEN COALES BRANCH AND NELSON HOLLOW; THENCE RUN SOUTHWESTERLY ALONG THE TOP OF SAID RIDGE THE FOLLOWING BEARING AND DISTANCES TURN LEFT 56 DEGREES 14 MINUTES 20 SECONDS A DISTANCE OF 258.60 FEET; TURN LEFT 05 DEGREES 10 MINUTES 30 SECONDS A DISTANCE OF 392.55 FEET; TURN RIGHT 02 DEGREES 07 MINUTES 31 SECONDS A DISTANCE OF 311.14 FEET; TURN LEFT 01 DEGREES 35 MINUTES 43 SECONDS A DISTANCE OF 324.22 FEET; TURN LEFT 05 DEGREES 53 MINUTES 18 SECONDS A DISTANCE OF 235.84 FEET TO A POINT ON THE SOUTH LINE OF THE NE 1/4 OF THE SW 1/4 OF SECTION 13; THENCE TURN LEFT 113 DEGREES 02 MINUTES 04 SECONDS AND RUN EAST 403.12 FEET ALONG THE SOUTH 1/4-1/4 LINE TO A POINT ON THE NORTHWEST RIGHT-OF-WAY OF SAID HIGHWAY THENCE CONTINUE LAST COURSE 42.17 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THAT PART LYING WITHIN THE RIGHT-OF-WAY OF SAID HIGHWAY #33, SAID RIGHT-OF-WAY BEING 80 FEET WIDE.

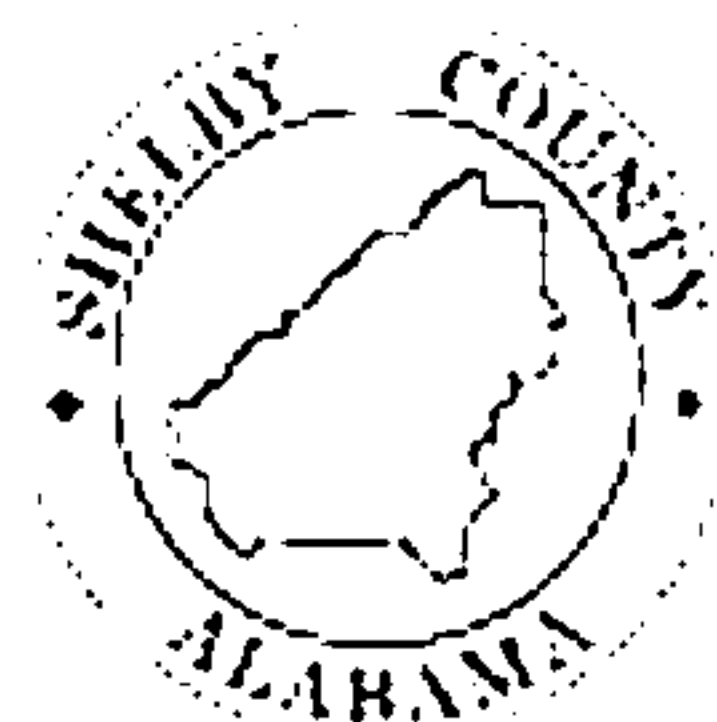
LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND SITUATED IN SECTION 13, TOWNSHIP 20 SOUTH, RANGE 3 WEST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 2 WEST; THENCE RUN IN A WESTERLY DIRECTION ALONG THE SOUTH LINE OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION A DISTANCE OF 317.54 FEET TO THE TOP OF OAK MOUNTAIN (RIDGE LINE); THENCE 113 DEGREES 02 MINUTES 04 SECONDS RIGHT AND RUN ALONG THE TOP OF OAK MOUNTAIN A DISTANCE OF 235.84 FEET; THENCE 05 DEGREES 53 MINUTES 18 SECONDS RIGHT AND CONTINUE ALONG THE TOP OF OAK MOUNTAIN A DISTANCE OF 324.22 FEET; THENCE 76 DEGREES 00 MINUTES 08 SECONDS RIGHT AND LEAVING SAID RIDGE LINE RUN A DISTANCE OF 321.33 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 33 (80 FOOT R.O.W.), THENCE 95 DEGREES 59 MINUTES 14 SECONDS RIGHT AND RUN IN A SOUTHWESTERLY DIRECTION ALONG SAID RIGHT OF WAY A DISTANCE OF 257.26 FEET TO THE POINT OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01 DEGREES 51 MINUTES 43 SECONDS AND A RADIUS OF 5819.68 FEET; THENCE CONTINUE ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY RUN A DISTANCE OF 189.14 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION; THENCE 69 DEGREES 59 MINUTES 02 SECONDS RIGHT AND RUN ALONG SAID SOUTH LINE A DISTANCE OF 85.58 FEET TO THE POINT OF BEGINNING.

MINERALS AND MINING RIGHTS EXCEPTED.

Parcel ID: 13 6 13 4 002 006.000



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/29/2023 01:48:51 PM
\$82.00 JOANN ^{4 of 4}
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Allen S. Bayl