

This Instrument was Prepared by:

Send Tax Notice To: Jared Watson

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

*P.O. Box 12
Van Dine, AL 35176*

File No.: S-24-29652

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Eleven Thousand Two Hundred Dollars and No Cents (\$11,200.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Sonja C. Bennett**, a married woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jared Watson**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2024 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

No part of the homestead of the Grantor herein or spouse.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 the said Grantees, 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 aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 21st day of Feb, 2024.

Sonja C. Bennett

Sonja C. Bennett

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Sonja C. Bennett, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/ they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21st day of February, 2024.

Michael T. Atchison

Notary Public, State of Alabama

My Commission Expires: 9-1-24

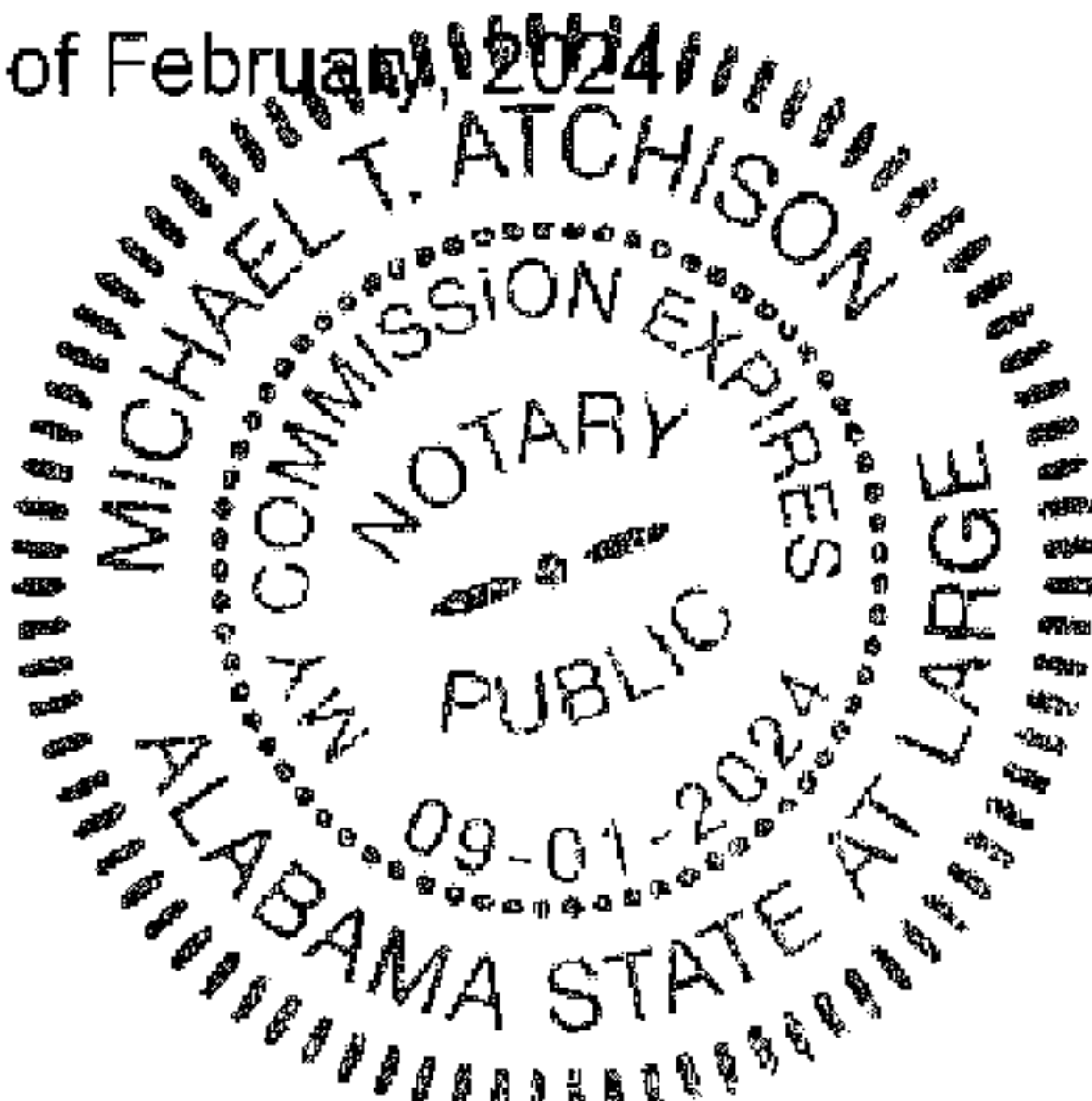


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL II:

Commence at the NE corner of the NW 1/4 of the NW 1/4 of Section 15, Township 18 South, Range 1 East, Shelby County, Alabama; thence S00°51'39"E, a distance of 242.87'; thence S06°08'25"E, a distance of 152.40'; thence S01°31'23"E, a distance of 263.25'; thence S86°39'40"W, a distance of 174.11' to the Westerly R.O.W. line of Shelby County Highway 491 and the POINT OF BEGINNING; thence continue along the last described course and leaving said R.O.W. line, a distance of 128.47'; thence N03°31'36", a distance of 99.41; thence N86°22'54"E, a distance of 153.58' to the Westerly R.O.W. line of above said Highway 491; thence S14°58'33"W and along said R.O.W. line, a distance of 41.67' to a curve to the left, having a radius of 220.00 a central angle of 16°07'41", and subtended by a chord which bears S07°34'59"W and a chord distance of 61.72'; thence along the arc of said curve and said R.O.W. line, a distance of 61.93' to the POINT OF BEGINNING.

