

SEND TAX NOTICE TO:
TCC Inc.
6378 Hwy 63 South
Alexander City, AL 35010

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **ONE HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$125,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Ken Walker, a married man**, whose address is 5560 Rex Lake Lane, Leeds, AL 35094 (hereinafter "Grantor", whether one or more), by **TCC Inc.**, whose address is 6378 Hwy 63 South, Alexander City, AL 35010 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **TCC Inc.**, an Alabama Corporation, the following described real estate situated in Shelby County, Alabama, **the address of which is 55 Rich Road, Sterrett, AL 35147 to-wit:**

From the NW corner of the SW 1/4 of the NE 1/4 of Section 21, Township 19 South, Range 1 East, run southwardly along the west line of said 1/4-1/4 a distance of 420.80 feet to the point of beginning; thence continue in a straight line along said 1/4-1/4 a distance of 562.00 feet; thence left 100 degrees 08' a distance of 308.00 feet; thence right 101 degrees 12' a distance of 40.00 feet; thence left 119 degrees 44' a distance of 4.0 feet; thence left 10 degrees 00' a distance of 146.0 feet; thence left 50 degrees 27' a distance of 441.66 feet; thence left 89 degrees 06' left 420.47 feet to the point of beginning herein described.

Parcel #: 08-5-21-0-001-009.000

The subject property conveyed herein does not constitute the homestead of the Grantor, nor the homestead of the Grantor's spouse.

Ken Walker is one and the same person as Kenneth Gilbert Walker.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's successors and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 4th day of April, 2024.

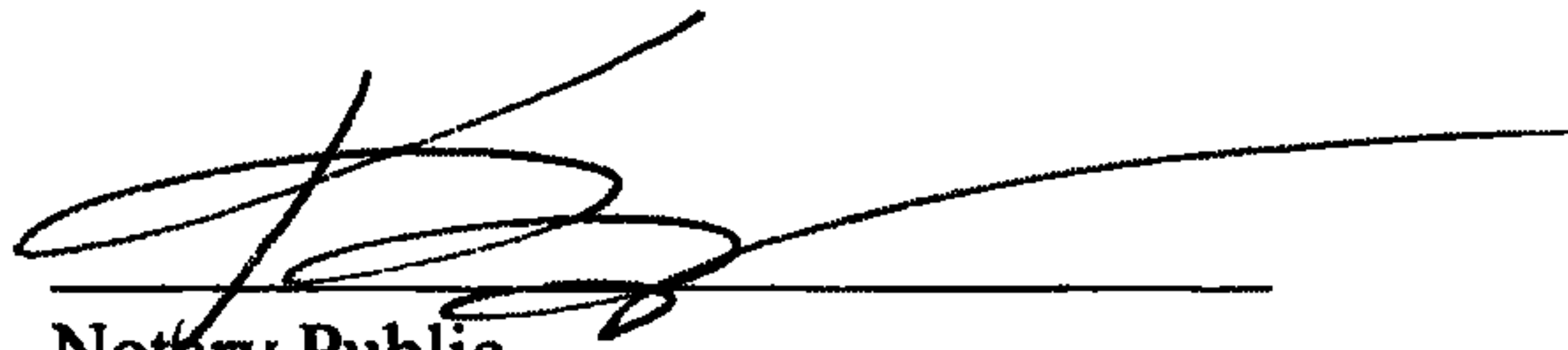


Ken Walker

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Ken Walker, 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.

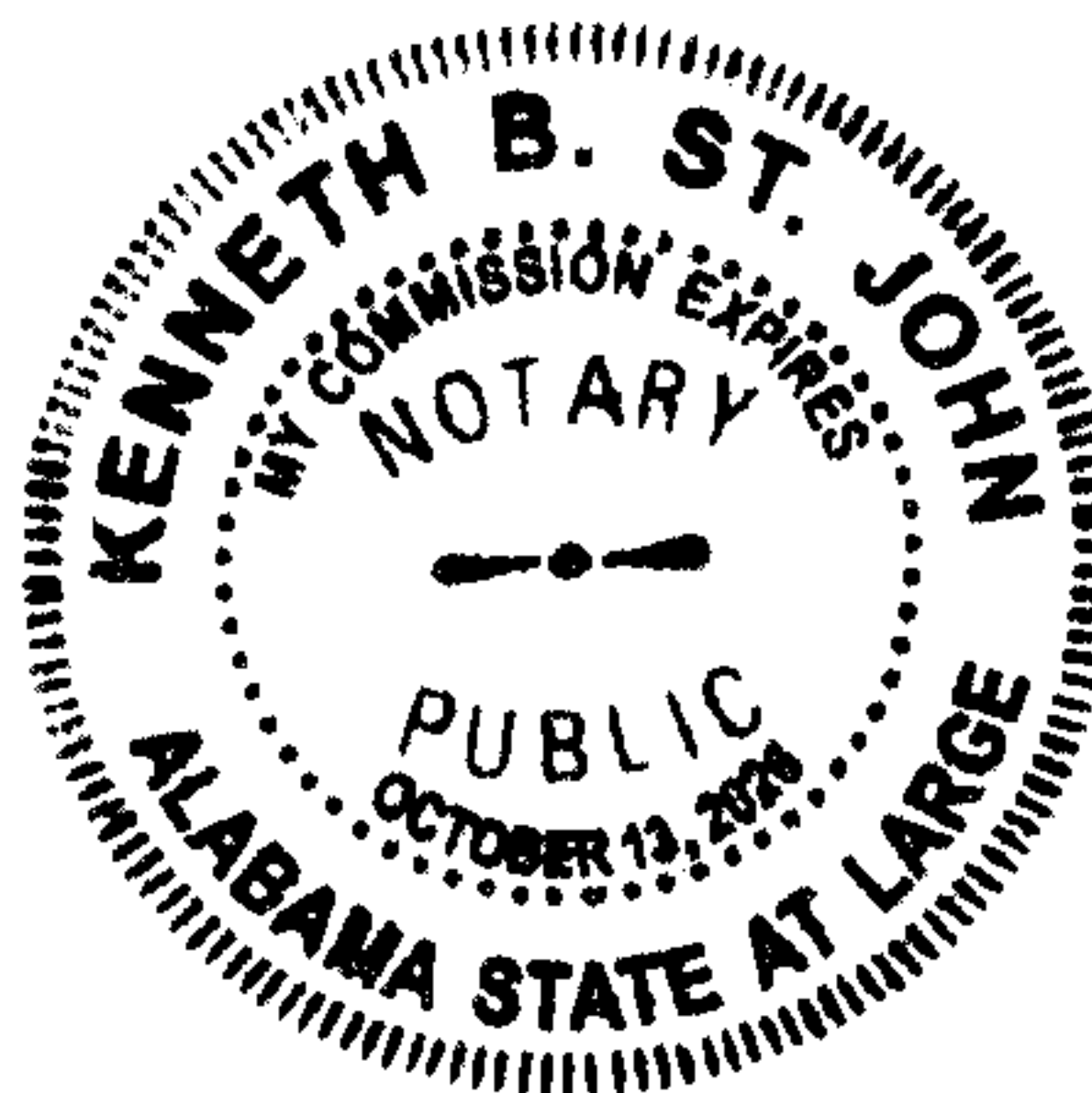
Given under my hand and official seal this 4th day of April, 2024.



Notary Public

Print Name: Kenneth B. St. John

My Commission Expires: 10/13/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/08/2024 09:48:35 AM
\$150.00 JOANN
20240408000097810

