

Grantee(s) Address:
3192 Bradford Place
Birmingham, AL 35242

Grantor(s) Address:
4017 Meadowlawn Drive
Vestavia Hills, AL 35243

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: that in consideration of **FIVE HUNDRED THOUSAND AND 00/100 DOLLARS (\$500,000.00)**, and verified by a sales contract between Grantor(s) and Grantee(s), and other valuable consideration to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt whereof is acknowledged, we, **Carron Cathleen Wilson Rary, a widow, Carron W. Rary, as Personal Representative of the Estate of Danny P. Rary (a/k/a Danny Preston Rary), Virginia Turner Rary, a widow, and Thomas Richard Rary, Jr. a married man** (herein referred to as "Grantor(s)"), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **McTimber, LLC, an Alabama Limited Liability Company** (herein referred to as "Grantee(s)") the following described real estate, situated in Shelby County, Alabama, to wit:

Begin at the NE corner of the NW 1/4 of the NE 1/4, Section 33, Township 20 South, Range 2 East; thence run West along the North line of said 1/4 - 1/4 Section a distance of 1285.36 feet, to the center line of Mallery (a/k/a Mallory) Road; thence turn a deflection angle of 119 deg. 22 min. 23 sec. to the left and run along said center line, a distance of 220.27 feet; thence turn a deflection angle of 20 deg. 58 min. 50 sec. to the right and run a distance of 374.60 feet; thence turn a deflection angle of 11 deg. 28 min. 03 sec. to the right and run a distance of 384.90 feet; thence turn a deflection angle of 17 deg. 18 min. 58 sec. to the left and run a distance of 312.40 feet; thence turn a deflection angle of 23 deg. 49 min. 45 sec. to the left and run a distance of 734.91 feet, to the Northwest right of way of Southern Railroad; thence turn a deflection angle of 71 deg. 30 min. 30 sec. to the left and run along said R.R. R/W, a distance of 642.65 feet; thence turn a deflection angle of 70 deg. 08 min. 45 sec. to the left, and run North along the East line of the W 2 of NE 1/4 a distance of 1612.74 feet, to the point of beginning. Situated in the W 1/2 of NE 1/4, Section 33, Township 20 South, Range 2 East, Shelby County, Alabama, and containing 42.35 acres. According to survey of Frank W. Wheeler, Registered Land Surveyor, dated June 21, 1986.

Less and Except any portion lying and being in a public road right of way.

Property Address: 10, 35, 77 & 242 Rary Trail, (40 Acres +/-), Wilsonville, AL 35186

The above-described real estate is not the homestead of Thomas Richard Rary, Jr. or his spouse.

This conveyance is made subject to covenants, restrictions and easements heretofore imposed upon the subject property.

TO HAVE AND TO HOLD to the said Grantee(s), and to its successors and assigns of Grantee(s), in fee simple, forever.

And Grantor(s) do(es) for themselves and for their heirs, executors and administrators, covenant(s) with the said Grantee(s), its successors and assigns, that they are lawfully seized in fee simple of aforementioned premises, that they are free from all encumbrances unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that Grantor(s) will and their heirs, executors and administrators shall, warrant(s) and defend(s) the premises to the said Grantee(s), its successors and assigns forever, against the lawful claims and demands of all persons, except as provided above.

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

Carron Cathleen Wilson Rary
Carron Cathleen Wilson Rary
Carron W. Rary as Personal Representative
of the Estate of Danny P. Rary (a/k/a Danny Preston Rary)
Carron W. Rary, as Personal Representative of the
Estate of Danny P. Rary (a/k/a Danny Preston Rary)

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Carron Cathleen Wilson Rary, individually and Carron W. Rary, as Personal Representative of the Estate of Danny P. Rary (a/k/a Danny Preston Rary)**, whose name(s) 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 she, in her capacity as aforesaid, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of May, 2024.

[SEAL]

Kevin H. Broome
NOTARY PUBLIC
My Commission expires: June 14, 2025

Virginia Turner Rary
Virginia Turner Rary

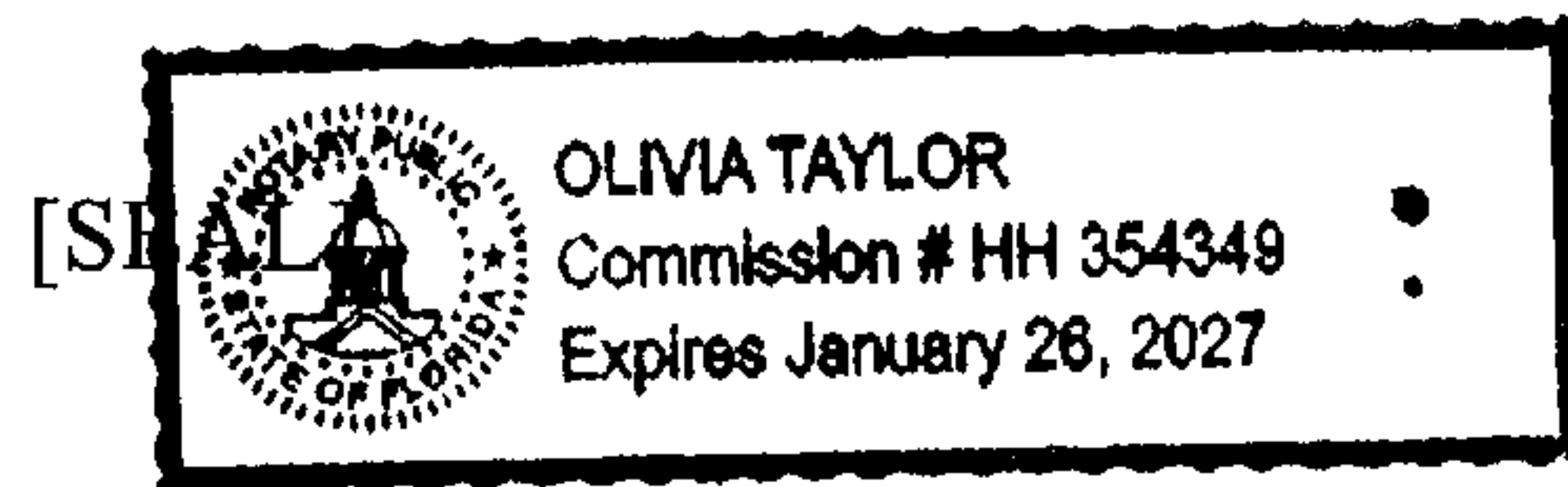
Thomas R Rary, Jr.
Thomas Richard Rary, Jr.

STATE OF Florida

COUNTY OF Gulf

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Virginia Turner Rary**, whose name(s) 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 she executed the same voluntarily on the day the same bears date.

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



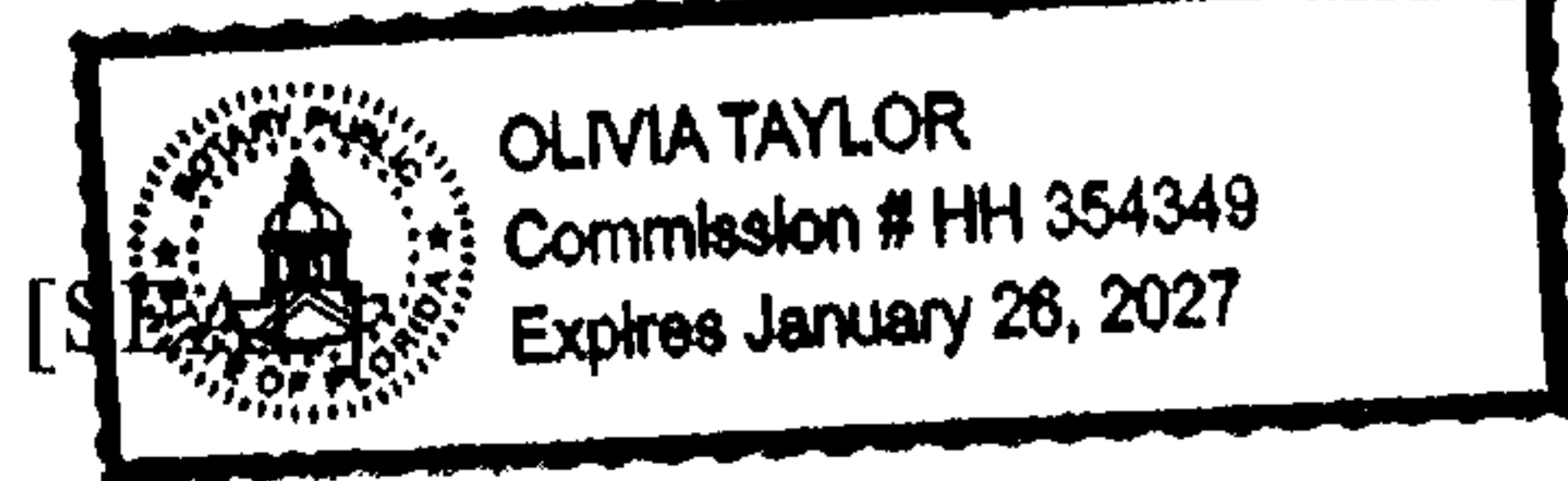
Olivia Taylor
NOTARY PUBLIC
My Commission expires: Jan 26, 2027

STATE OF Florida

COUNTY OF Gulf

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Thomas Richard Rary, Jr.**, whose name(s) 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 21st day of May, 2024.



Olivia Taylor
NOTARY PUBLIC
My Commission expires: Jan 26, 2027

THIS INSTRUMENT PREPARED BY:

B. Saxon Main, Esq.
Ball, Ball, Matthews & Novak, P.A.
445 Dexter Avenue, Suite 9045
Montgomery, Alabama 36104
(334) 387-7680
BBMN File No. 2024-2968



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/23/2024 10:43:20 AM
\$532.00 PAYGE
20240523000153040

Olivia S. Taylor