

STATE OF ALABAMA

Warranty Deed

COUNTY OF SHELBY

Know all Men by these Presents: That, in consideration of Fifty Thousand and 00/100 Dollars (50,000.00), as determined by the Contract of Sale, and other good and valuable consideration to them in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **THOMAS GENE SISSON AND WIFE, MARGIE FAY SISSON** (herein referred to as "Grantors") do by these presents grant, bargain, sell and convey unto **SCOUT LAND GROUP LLC** (herein referred to as "Grantee") the following described real estate situated in Shelby County, Alabama, to-wit:

All that certain lot or parcel of land situated in the **County of Shelby**, State of Alabama, and being more particularly described as follows:

A part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 9 and a part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 16, all being in Township 19 South, Range 2 East, Shelby County, Alabama and being more particularly described as follows: Commence at the Northwest corner of the South $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said section 9; thence run South along the West line of said SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ a distance of 92.26 feet; thence turn left $84^{\circ}-26'$ and run Southeasterly a distance of 1600.0 feet to the point of beginning; thence continue along the last described course a distance of 536.82 feet; thence turn right $55^{\circ}-45'$ and continue Southeasterly a distance of 315.72 feet; thence turn right $26^{\circ}-55'-45''$ and run South a distance of 1026.80 feet; to the Northerly right-of-way line of Shelby County Road #83, said right-of-way line being in a curve to the right running Westerly; thence turn right $89^{\circ}-25'-55''$ and run Westerly a chord distance of 155.54 feet; thence from said chord, turn right $92^{\circ}-20'-27''$ and run North a distance of 464.18 feet; thence turn left $68^{\circ}-55'-45''$ and run Northwesterly a distance of 450.10 feet; thence turn left $111^{\circ}-04'-15''$ and run South a distance of 358.32 feet to the Northeast right-of-way line of said Shelby County Road #83; thence turn right $139^{\circ}-49'-03''$ and run Northwesterly along said Northeast right-of-way line a distance of 220.04 feet; thence turn right $40^{\circ}-09'-50''$ and run North a distance of 925.70 feet to the point of beginning. Said tract containing 14.38 acres, more or less.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights.

1. **Subject to taxes, easements, reservations and restrictions of record and oil, gas, mineral and water rights as set out in Volume 41, Page 96 and Volume 326, Page 323, in the Probate Office of Shelby County, Alabama.**

To Have and To Hold the aforegranted premises to the said Grantee, its successors and assigns forever.

And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall

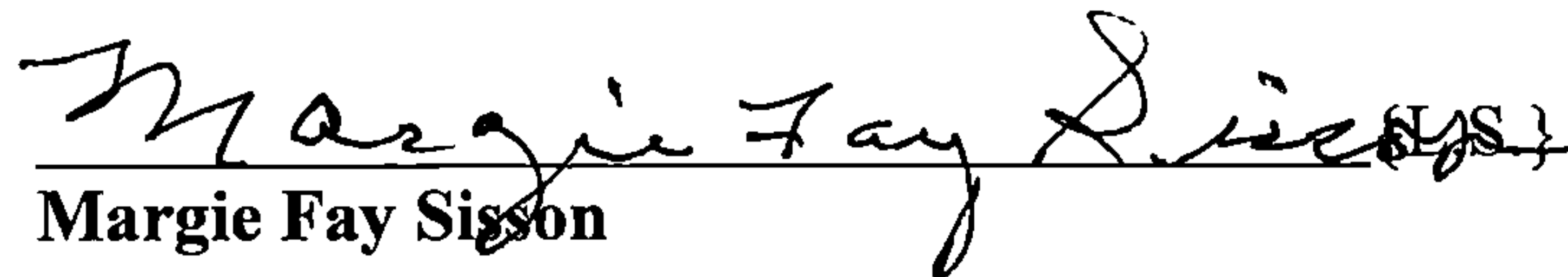


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Shelby Cnty Judge of Probate, AL
05/31/2024 02:28:04 PM FILED/CERT

Warrant and Defend the premises to the said Grantee, its successors and assigns forever,
against the lawful claims of all persons.

In Witness Whereof, the said Grantors have set their hands and seals this 15th day of
May, 2024.

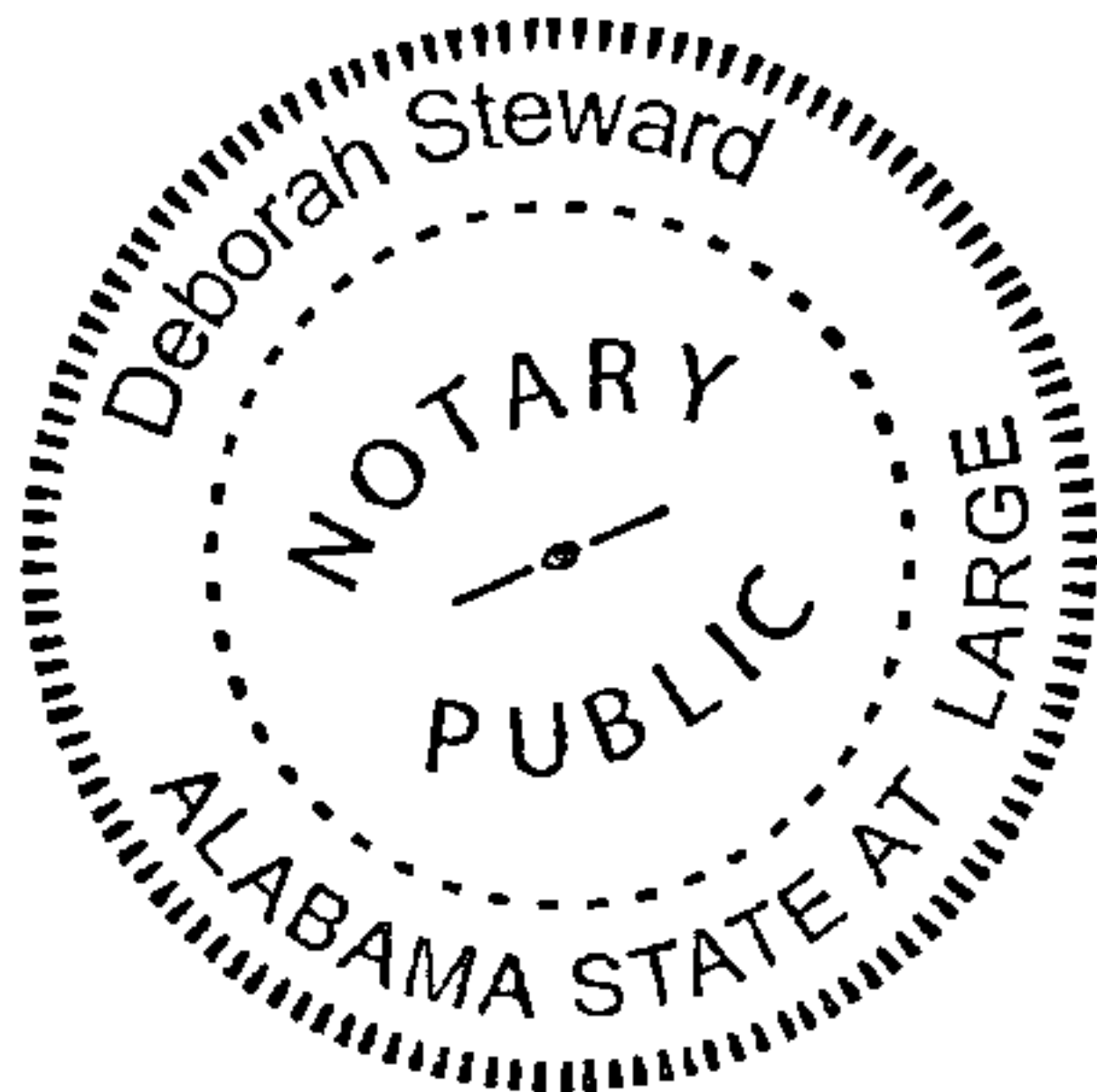
 {L.S.}
Thomas Gene Sisson

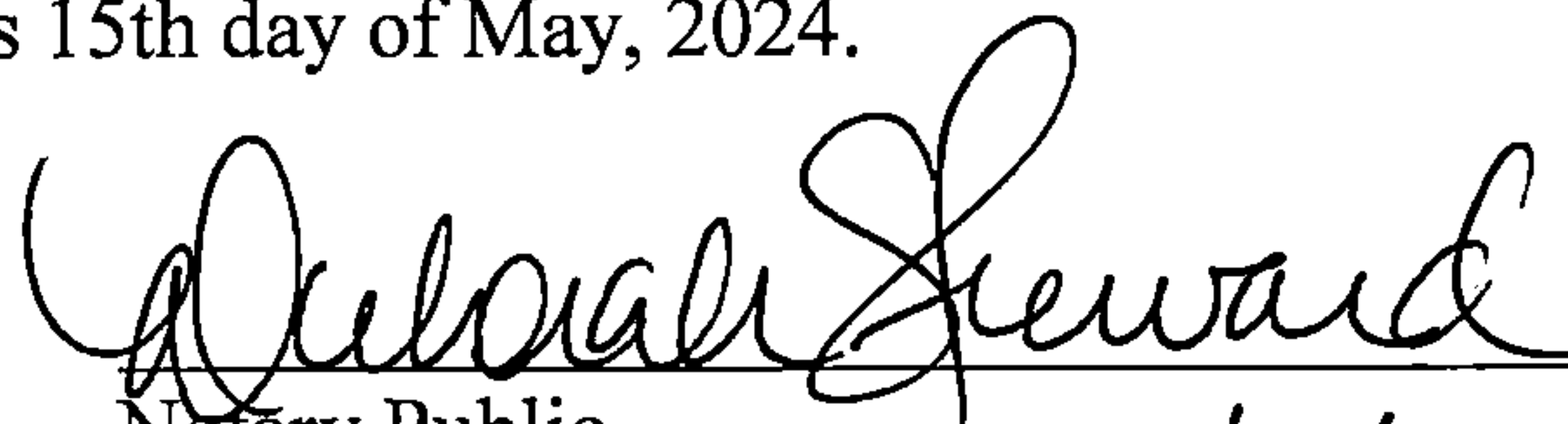
 {L.S.}
Margie Fay Sisson

STATE OF ALABAMA
COUNTY OF ETOWAH

I, the undersigned notary public, in and for said county and state, hereby certify that
Thomas Gene Sisson and Margie Fay Sisson, whose names are signed to the foregoing
conveyance, and who are known to me, acknowledged before me on this day that, being
informed of the contents of the conveyance, they executed the same voluntarily on the day the
same bears date.

Given under my hand and seal this 15th day of May, 2024.




Notary Public
My commission expires 6/16/24

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand
that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

GRANTORS' MAILING ADDRESS:

1919 Hickory Lane
Gulfondale, AL 35068-1127

GRANTEE'S MAILING ADDRESS:

14.38 acres, HWY 83
Vincent, AL 35178

PROPERTY ADDRESS:

14.38 acres, HWY 83
Vincent, AL 35178

THIS INSTRUMENT PREPARED BY:

Brandy K. Pearson, Atty at Law
118 Church Street, Suite 3
Rainbow City, AL 35906
Phone: (256)442-0477 / Fax: (256)442-0479
File # 2024010