

This Instrument was Prepared by: Send Tax Notice To: Ronald Thompson

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

File No.: S-24-29981

WARRANTY DEED

State of Alabama } Know All Men by These Presents:
County of Shelby

That in consideration of the sum of **Four Hundred Ninety Eight Thousand Dollars and No Cents (\$498,000.00)**, 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, **Lori Gardner and husband Daniel Gardner and Brandon Gardner a and wife Morgan Alexandra Crosby**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Ronald Thompson**, (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.

\$422,000.00 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 23rd day of September, 2024.

Lori Gardner Daniel Gardner
Brandon Gardner Morgan Alexandra Crosby

State of Alabama
County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Lori Gardner, Daniel Gardner, Brandon Gardner, and Morgan Alexandra Crosby, 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 23rd day of September, 2024.

April Clark
Notary Public, State of Alabama
My Commission Expires: August 19, 2028

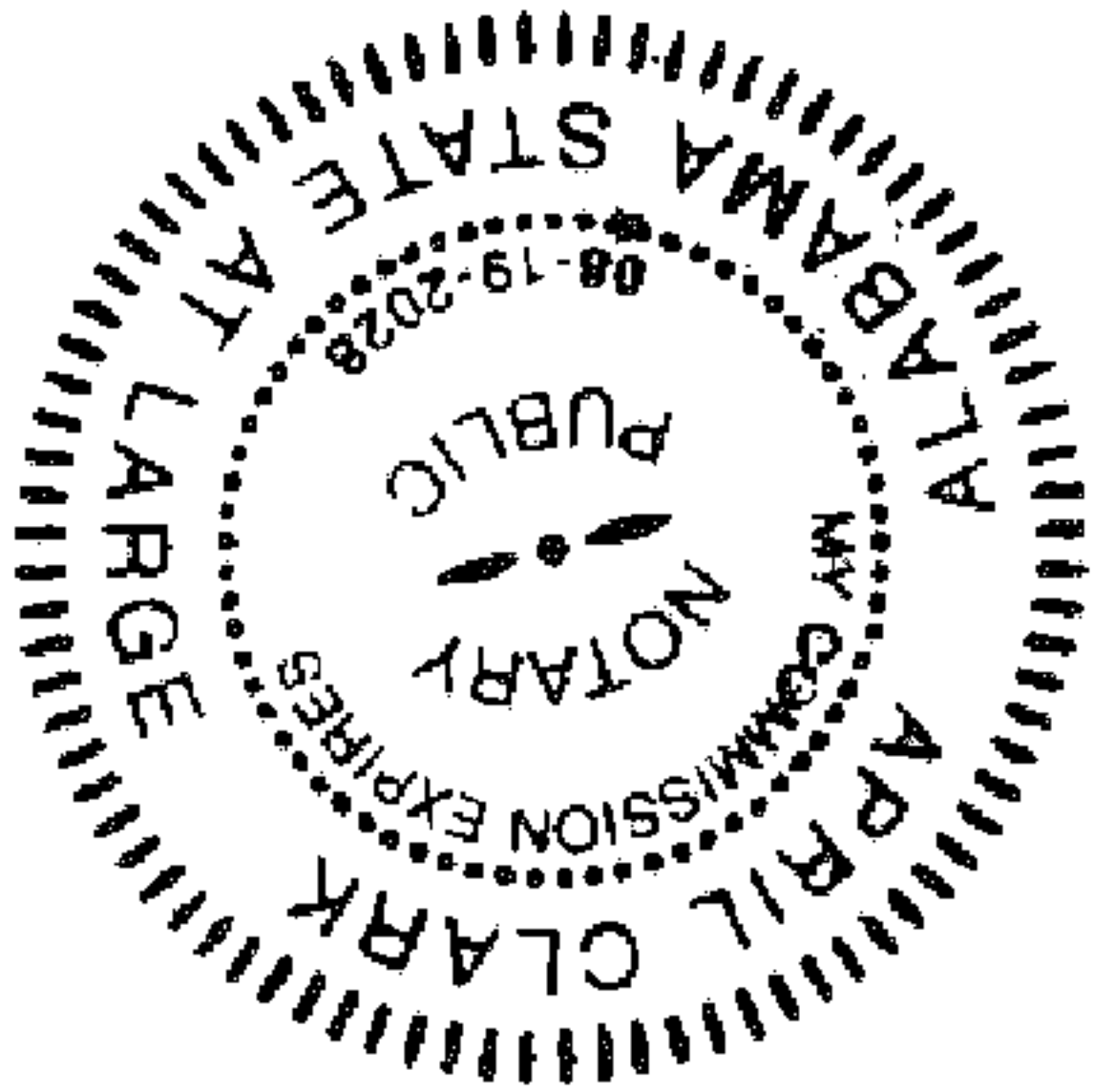


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

Commence at a 1/2" rebar in place being the Northwest corner of the Northwest one-fourth of the Southwest one-fourth of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama; thence proceed South 00°53'21" East along the West boundary of the Northwest one-fourth of the Southwest one-fourth of said Section for a distance of 105.84 feet to a 1/2" rebar in place; thence proceed South 00°50'38" East along the West boundary of said quarter-quarter Section for a distance of 150.14 feet to a 1/2" rebar in place, said point being the point of beginning. From this beginning point proceed North 89°50'07" East for a distance of 1216.57 feet (set 1/2" rebar CA-0114-LS); thence proceed South 00°40'32" West for a distance of 1231.91 feet; thence proceed South 60°21'33" West for a distance of 41.39 feet (set 1/2 " rebar CA-0114-LS); thence proceed South 66°27'28" West for a distance of 87.26 feet(set 1/2 " rebar CA-0114-LS); thence proceed South 73°30'02" West for a distance of 78.80 feet (set 1/2 " rebar CA-0114-LS); thence proceed South 79°02'13" West for a distance of 157.00 feet (set 1/2 " rebar CA-0114-LS); thence proceed North 12°01'05" West for a distance of 25.06 feet (set 1/2 " rebar CA-0114-LS); thence proceed South 73°07'31" West for a distance of 103.13 feet (set 1/2 " rebar CA-0114-LS); thence proceed South 64°17'07" West for a distance of 84.99 feet (set 1/2 " rebar CA-0114-LS); thence proceed South 48°31'47" West for a distance of 118.26 feet (set 1/2 " rebar CA-0114-LS); thence proceed South 76°23'27" West for a distance of 71.15 feet (set 1/2 " rebar CA-0114-LS); thence proceed South 82°56'45" West for a distance of 200.64 feet (set 1/2 " rebar CA-0114-LS); thence proceed South 67°48'27" West for a distance of 50.25 feet (set 1/2 " rebar CA-0114-LS) to a point on the Easterly right-of-way of Sun Valley Road; thence proceed North 28°57'06" West along the Easterly right-of-way of said road for a distance of 535.32 feet to a 1/2" rebar in place being its point of intersection with the West boundary of said Northwest one-fourth of the Southwest one-fourth; thence proceed North 00°43'48" West along the West boundary of said quarter-quarter Section for a distance of 1048.54 feet to the point of beginning.

The above described land is located in the West 1/2 of the Southwest one-fourth of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama.

According to the survey of Christopher M. Ray, Ala. Reg. No. 26017, dated December 5, 2018.

PARCEL II:

1494 Sun Valley Road

Commence at a 1/2-inch rebar in place being the Northwest corner of the Northwest one-fourth of the Southwest one-fourth of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama; thence proceed South 00 degrees 53 minutes 21 seconds East along the West boundary of the Northwest one-fourth of the Southwest one-fourth of said Section for a distance of 105.84 feet to a 1/2-inch rebar in place; thence proceed South 00 degrees 50 minutes 38 seconds East along the West boundary of said quarter-quarter Section for a distance of 150.14 feet to a 1/2-inch rebar in place; thence proceed North 89 degrees 50 minutes 07 seconds East for a distance of 1216.57 feet (set 1/2-inch rebar CA-0114-LS), said point being the point of beginning; from this beginning point proceed South 00 degrees 40 minutes 32 seconds West for a distance of 1231.91 feet; thence proceed South 60 degrees 21 minutes 33 seconds West for a distance of 41.39 feet (set 1/2-inch rebar CA-0114-LS); thence proceed South 66 degrees 27 minutes 28 seconds West for a distance of 87.26 feet (set 1/2-inch rebar CA-0114-LS); thence proceed South 73 degrees 30 minutes 02 seconds West for a distance of 78.80 feet (set 1/2-inch rebar CA-0114-LS); thence proceed South 79 degrees 02 minutes 13 seconds West for a distance of 157.00 feet (set 1/2-inch rebar CA-0114-LS); thence proceed North 12 degrees 01 minutes 05 seconds West for a distance of 25.06 feet (set 1/2-inch rebar CA-0114-LS); thence proceed South 73 degrees 07 minutes 31 seconds West for a distance of 103.13 feet (set 1/2-inch rebar CA-0114-LS); thence proceed South 64 degrees 17 minutes 07 seconds West for a distance of 84.99 feet (set 1/2-inch rebar CA-0114-LS); thence proceed South 48 degrees 31 minutes 47 seconds West for a distance of 118.28 feet (set 1/2-inch rebar CA-0114-LS); thence proceed South 76 degrees 23 minutes 27 seconds West for a distance of 71.15 feet (set 1/2-inch rebar CA-0114-LS); thence proceed South 82 degrees 56 minutes 45 seconds West for a distance of 200.64 feet (set 1/2-inch rebar CA-0114-LS); thence proceed South 67 degrees 48 minutes 27 seconds West for a distance of 50.25 feet (set 1/2-inch rebar CA-0114-LS) to a point on the Easterly right of way of Sun Valley Road; thence proceed South 28 degrees 57 minutes 06 seconds East along the Easterly right of way of said Sun Valley Road for a distance of 24.89 feet; thence proceed North 69 degrees 49 minutes 07 seconds East for a distance of 38.97 feet to a 1/2-inch rebar in place; thence proceed North 77 degrees 01 minutes 49 seconds East for a distance of 23.57 feet to a 1/2-inch rebar in place; thence proceed North 83 degrees 24 minutes 16 seconds East for a distance of 153.68 feet to a 1/2-inch rebar in place; thence proceed North 81 degrees 04 minutes 00 seconds East for a distance of 79.42 feet to a 1/2-inch rebar in place; thence proceed North 69 degrees 12 minutes 06 seconds East for a distance of 28.57 feet to a 1/2-inch rebar in place; thence proceed North 55 degrees 44 minutes 36 seconds East for a distance of 10.92 feet to a 1/2-inch rebar in place; thence proceed North 42 degrees 29 minutes 04 seconds East for a distance of 69.19 feet to a 1/2-inch rebar in place; thence proceed North 55 degrees 00 minutes 26 seconds East for a distance of 38.02 feet to a 1/2-inch rebar in place; thence proceed North 64 degrees 11 minutes 25 seconds East for a distance of 55.66 feet to a 1/2-inch rebar in place; thence proceed North 68 degrees 25 minutes 10 seconds East for a distance of 61.99 feet to a 1/2-inch rebar in place; thence proceed North 72 degrees 24 minutes 53 seconds East for a distance of 15.00 feet to a 1/2-inch rebar in place; thence proceed South 08 degrees 49 minutes 33 seconds East for a distance of 32.00 feet to a 1/2-inch rebar in place; thence proceed North 74 degrees 18 minutes 05 seconds East for a distance of 85.65 feet to a 1/2-inch rebar in place; thence proceed North 80 degrees 11 minutes 27 seconds East for a distance of 74.97 feet to a 1/2-inch rebar in place; thence proceed North 75 degrees 57 minutes 35 seconds East for a distance of 102.09 feet (set 1/2-inch rebar CA-0114-LS); thence proceed North 67 degrees 33 minutes 52 seconds East for a distance of 116.54 feet (set 1/2-

inch rebar CA-0114-LS); thence proceed North 61 degrees 24 minutes 09 seconds East for a distance of 122.01 feet (set 1/2-inch rebar CA-0114-LS); thence proceed North 34 degrees 25 minutes 07 seconds East for a distance of 29.59 feet to a 1/2-inch rebar in place; thence proceed North 46 degrees 24 minutes 54 seconds East for a distance of 23.72 feet to an angle iron in place, said point being located on the East boundary of said Northwest one-fourth of the Southwest one-fourth; thence proceed North 00 degrees 09 minutes 48 seconds West along the East boundary of said quarter-quarter section and along a wire fence for a distance of 1180.39 feet (set 1/2-inch rebar CA-0114-LS); thence proceed South 89 degrees 50 minutes 01 seconds West for a distance of 100.00 feet to the point of beginning. The above described land is located in the Northwest one-fourth of the Southwest one-fourth of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama. According to survey of Christopher M. Ray, Ala. Reg. No. 26017, dated December 5, 2018.

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/25/2024 09:20:27 AM
\$531.00 JOANN
20240925000297620

Allin S. Bayal

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Lori Gardner Daniel Gardner Brandon Gardner Morgan Alexandra Crosby	Grantee's Name	Ronald Thompson
Mailing Address	252 Ranch Road Harpersville AL 35078	Mailing Address	16312 WEND SUEPT LN RAVENEL SC 29470
Property Address	1498 Sun Valley Rd. Harpersville, AL 35078	Date of Sale	September 23, 2024
		Total Purchase Price	\$498,000.00
		or	
		Actual Value	
		or	
		Assessor's Market Value	

<u> </u>	Bill of Sale	<u> </u>	Appraisal
<u>xx</u>	Sales Contract	<u> </u>	Other
	Closing Statement		

Instructions