

This Instrument was Prepared by:

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

File No.: S-24-30192

Send Tax Notice To: Noah William Shears

77 Hwy 305
Columbiana, AL 35051

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Three Thousand Six Hundred Dollars and No Cents (\$303,600.00)**, 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, **Linda Benson**, a female woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Noah William Shears**, (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 2025 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$203,600.00 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 persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 12th day of December, 2024.

Linda Benson
Linda Benson

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 Linda Benson, 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 12th day of December, 2024.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 8-19-24

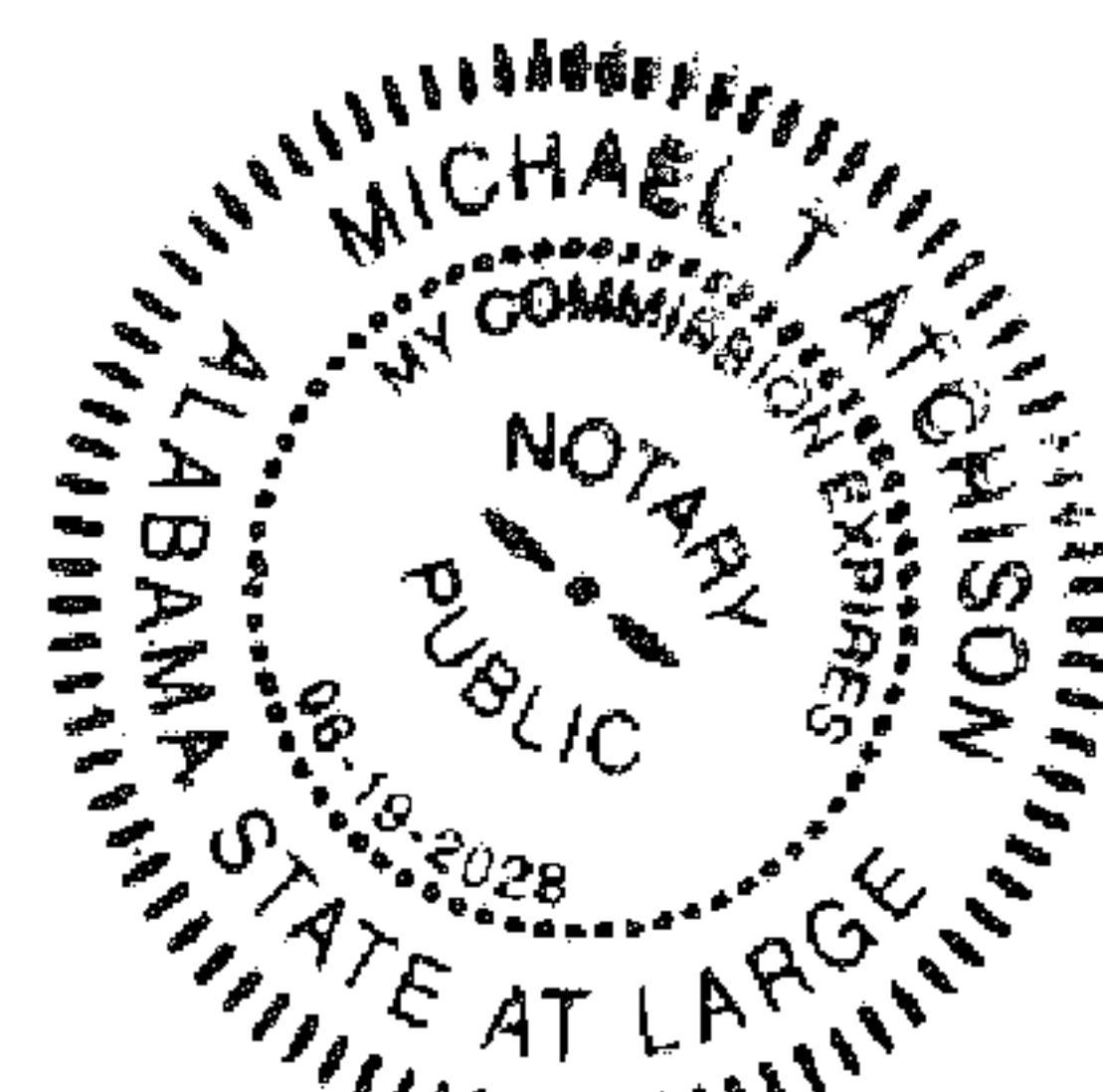


EXHIBIT "A"
LEGAL DESCRIPTION

The East 1/2 of the SW 1/4 of Section 9, Township 24, Range 15 East, Shelby County, Alabama.

LESS AND EXCEPT the following parcels:

EXCEPTION 1:

A parcel of land as described in Deed Book 247, Page 520, being more particularly described as follows: Commence at the Southwest corner of the Northeast Quarter of Northwest Quarter, Section 16, Township 24 North, Range 15 East, and run North 4 degrees 26 minutes East a distance of 2127.05 feet to the point of beginning on the East 40-foot right of way of Shelby County Highway Project CP1-58; thence turn an angle of 6 degrees 54 minutes to the left and run North 2 degrees 28 minutes West along the said East 40-foot right of way line a distance of 235.70 feet to a point; thence turn an angle of 90 degrees to the right and run North 87 degrees 32 minutes East a distance of 200 feet to a point; thence turn an angle of 90 degrees to the right and run South 2 degrees 28 minutes East a distance of 235.70 feet to a point; thence turn an angle of 90 degrees to the right and run South 87 degrees 32 minutes West a distance of 200 feet to the point of beginning.,

Said parcel of land is lying in the Southeast Quarter of Southwest Quarter of Section 9, Township 24 North, Range 15 East.

EXCEPTION 2:

A parcel of land as described in Deed Book 256, Page 519, being more particularly described as follows: A parcel of land in the Southwest corner of the East 1/2 of the SW 1/4, Section 9, Township 24 North, Range 15 East, described as follows: Beginning at the Southwest corner of the East 1/2 of the SW 1/4, Section 9, Township 24 North, Range 15 East; thence North 2 degrees 30 minutes West 299.8 feet; thence North 87 degrees 30 minutes 210.0 feet to the West right of way line of Shelby County paved Highway No. 47; thence South 4 degrees 30 minutes East along said right of way line 300.0 feet; thence South 87 degrees 30 minutes West 216.2 feet to the point of beginning. Situated and lying in the East 1/2 of SW 1/4 of Section 9, Township 24 North, Range 15 East.

EXCEPTION 3:

A parcel of land as described in Deed Book 257, Page 675, being more particularly described as follows: A trace of land located in the SE 1/4 of the SW 1/4 of Section 9, Township 24 North, Range 15 East, in Shelby County, Alabama, being more particularly described as follows: Begin at the SW corner of the SE 1/4 of the SW 1/4 of Section 9, Township 24 North, Range 15 East; thence in a Northerly direction along the West boundary of said Quarter-Quarter Section 299.8 feet to the point of beginning; thence continue North along said West boundary 359.8 feet; thence turn an angle of 90 degrees 56 minutes to the right in an Easterly direction 167.6 feet, more or less to a point 40-feet West of the centerline of Shelby County Road No. 99; thence turn an angle to the right of 80 degrees 23 minutes to the right in a Southeasterly direction along a line 40-feet West of and parallel with the centerline of said Road 99 a distance of 364.6 feet; thence turn an angle of 99 degrees 23 minutes to the right in a Westerly direction along the North boundary of a tract of land conveyed by Freeman Benson to James Benson by deed dated March 16, 1968, a distance of 211.1 feet, more or less, to the point of beginning.

EXCEPTION 4:

A parcel of land as described in Instrument #1995-05228, being more particularly described as follows: Commence at the SW corner of the SE 1/4 of the SW 1/4 of Section 9, Township 24 North, Range 15 East; thence run North along the West line thereof for 659.60 feet to the point of beginning; thence continue last described course for 743.04 feet to the Westerly right of way of Shelby County Highway #99; thence 160 degrees 31 minutes 18 seconds right Southeasterly along said right of way for 144.56 feet to a curve to the right (having a central angle of 11 degrees 34 minutes 33 seconds and a radius of 1685.46 feet); thence continue along said right of way and curve for 340.73 feet to tangent of said curve; thence continue along said right of way for 281.66 feet; thence 96 degrees 50 minutes 09 seconds right run Westerly for 167.48 feet to the point of beginning.

EXCEPTION 5:

A parcel of land as described in Instrument #1994-26963, being more particularly described as follows: Commence at the SE corner of the SW 1/4 of Section 9, Township 24 North, Range 15 East; thence run North along the East line thereof for 618.72 feet to the point of beginning; thence continue last course for 440.07 feet; thence 89 degrees 34 minutes 17 seconds left run Westerly for 934.27 feet to a fence; thence 98 degrees 58 minutes 45 seconds left run Southerly for 235.70 feet to an iron pipe; thence 90 degrees 00 minutes right run Westerly for 200.0 feet to an iron pin and the Easterly right of way of Shelby County Highway #99; thence 89 degrees 40 minutes left run Southerly along said right of way for 178.06 feet; thence 81 degrees 21 minutes 15 seconds left run Easterly for 1071.56 feet to the point of beginning.

EXCEPTION 6:

A parcel of land as described in Instrument #1995-10592, being more particularly described as follows: Begin at the SE corner of the SE 1/4 of the SW 1/4 of Section 9, Township 24 North, Range 15 East; thence run West along the South line of said 1/4-1/4 for 1027.38 feet to the Easterly right of way of Shelby County Highway No. 99; thence 89 degrees 14 minutes 15 seconds right run Northerly along said right of way for 99.61 feet to a curve to the left (having a radius of 2799.1 feet and a central angle of 8 degrees 17 minutes 31 seconds); thence continue along said right of way and curve for 405.09 feet; thence continue along said right of way and tangent of said curve for 109.53 feet; thence 98 degrees 38 minutes

45 seconds right run Easterly for 1071.56 feet to the East line of said 1/4-1/4 Section; thence 90 degrees 00 minutes right run Southerly for 618,.72 feet to the point of beginning.
According to survey of Thomas E. Simmons, RLS #12945, dated August 23, 1994.

