

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of Ten and No/100 Dollars (current tax appraisal/value is **\$329,860.00**) and other valuable considerations to the undersigned Grantor,

Donna R. Dickson, a single woman
371 Spring Creek Road, Montevallo, AL 35115

in hand paid by Grantee,

Donna R. Dickson, Trustee of the
Donna R Dickson Family Trust dated November 18, 2024
371 Spring Creek Road, Montevallo, AL 35115

the receipt whereof is hereby acknowledged, does grant, bargain, sell, and convey unto the said Grantees the following described real estate lying and being situated in the County of Shelby, State of Alabama, to-wit:

Property Address: 371 Spring Creek Road, Montevallo, AL 35115 &
351 Spring Creek Road, Montevallo, AL 35115
Parcel No.: 36 2 03 1 002 018.002 & 36 2 03 2 001 016.000

See Exhibit A for Legal Description

For source of title see: Instrument 1993-40428

DESCRIPTION FURNISHED BY GRANTOR
NO TITLE SEARCH WAS MADE AND NO LIABILITY IS ASSUMED THEREFORE.

To have and to hold to the said, Grantee and its assigns forever.

And I do for myself, my successors and assigns, covenant with the said Grantee that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as set out above and that I do have a good right to sell and convey the same as aforesaid; that I will, and my successors and assigns shall warrant and defend the same to the said, Grantee and assigns forever, against the lawful claims of all persons.

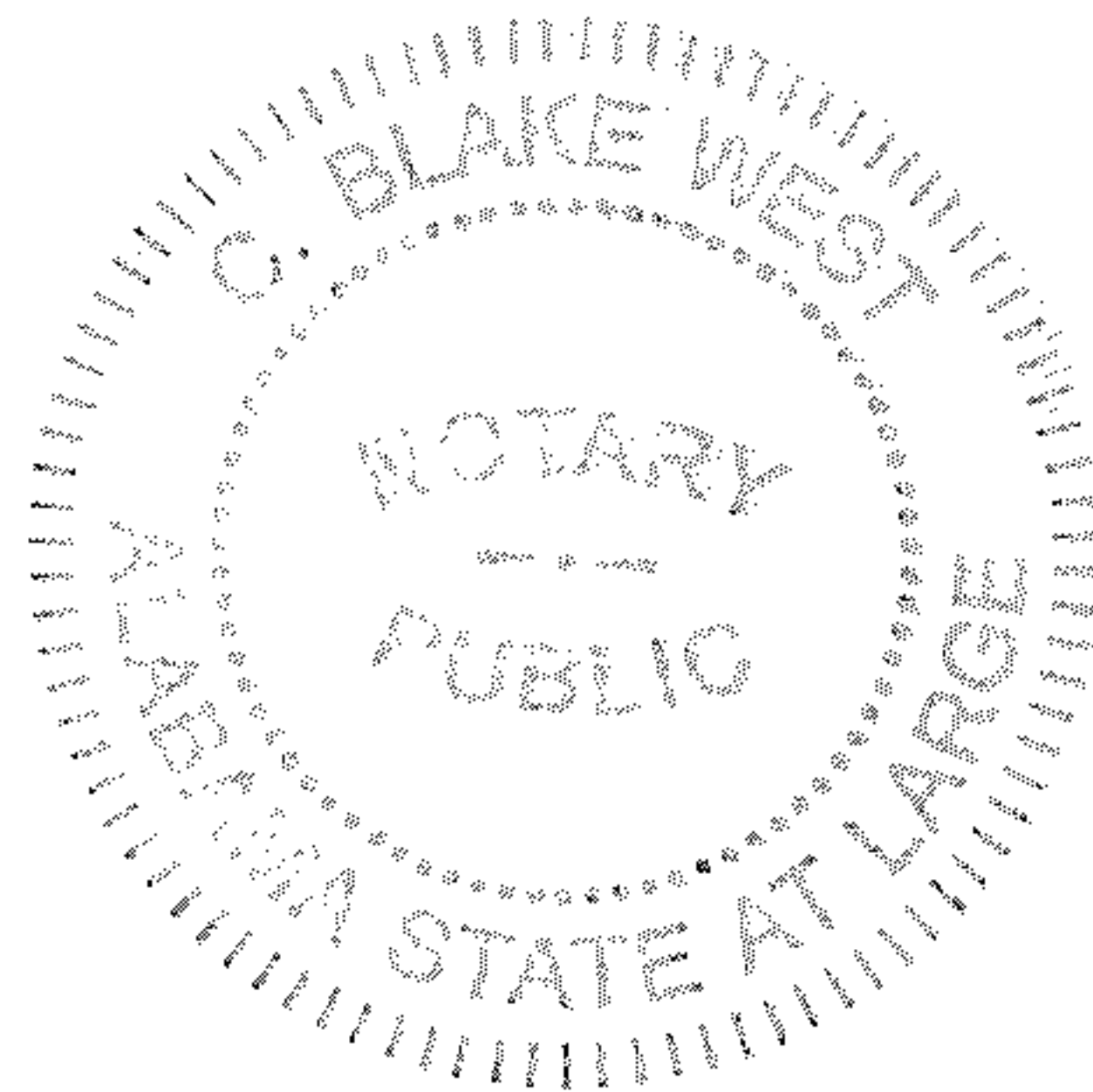
Given under my hand and seal this day November 18, 2024.



Donna R. Dickson

STATE OF ALABAMA)
) ss.
COUNTY OF SHELBY)

On November 18, 2024, before me, the undersigned, a Notary Public in and for said state, personally appeared Donna R. Dickson, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the person or the entity upon behalf of which the person acted, executed the instrument.

[seal]




C. Blake West, Notary Public
My commission expires: 07/23/2025

Tax Notice to:
Donna R. Dickson Family Trust
371 Spring Creek Road, Montevallo, AL 35115

This instrument prepared by:
C. Blake West
Vertical Estate Planning, LLC
417 4th Ave SW Ste 270
Cullman, AL 35055
(256) 734-0026

Exhibit A to Deed to Donna R Dickson Family Trust

A parcel of land in the NE 1/4 of the NW 1/4 and the NW 1/4 of the NE 1/4 of Section 3, Township 24, Range 12 East Shelby County, Alabama described as follows:

Commence at the Northeast corner of Fractional Section 28, Township 22 South, Range 3 West, Shelby County, Alabama and run south along the East line of said section 225.48 feet to the North right of way line of Shelby Springs Road said point being in a curve to the left, having a central angle of 03 deg., 44 min. 31 sec. and a radius of 2899.29 feet thence turn 64 deg. 29 min. 45 sec. right to chord of said curve and run along said chord 189.32 feet to the end of said curve, thence from the extended chord of last said curve turn 7 deg. 52 min. 15 sec. right and run 1870.47 feet to the point of beginning, thence turn 00 deg. 00 min. 10 sec. right and run 370.60 feet, thence turn 86 deg. 41 min. 12 sec. right and run 353.77 feet, thence turn 93 deg. 56 min. 09 sec. right and run 372.12 feet, thence turn 86 deg. 16 min. 44 sec. right and run 349.65 feet to the point of beginning, being situated in Shelby County, Alabama.

SUBJECT TO:

Property taxes for 1994 and subsequent years.

Easement(s) to Alabama Power Company as shown by instrument recorded in Deed 133 page 102 and Deed 213 page 365 in Probate Office.

Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed 200 page 419 in Probate Office.

Mineral and mining rights are not insured.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/03/2025 11:44:06 AM
\$358.00 PAYGE
20250103000003900

Allie S. Beryl