

SEND TAX NOTICE TO:

Phillip Arthur Key and Alecia K. Burnham, Trustees of
The Phillip and Linda Key Management Trust
1326 Highway 36
Chelsea, AL 35043

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of ONE MILLION AND 00/100 (\$1,000,000.00), the amount which can be verified by the Closing Statement, in hand paid to the undersigned, Rhonda C. Kent McClelland, an unmarried person, whose address is 121 Bolivar Ln, Chelsea, AL 35043, (hereinafter "Grantor", whether one or more), by Phillip Arthur Key and Alecia K. Burnham, Trustees of The Phillip and Linda Key Management Trust, whose address is 1326 Highway 36, Chelsea, AL 35043, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee Phillip Arthur Key and Alecia K. Burnham, Trustees of The Phillip and Linda Key Management Trust, the following described real estate situated in Shelby County, Alabama, the address of which is 1326 Highway 36, Chelsea, AL 35043 to-wit:

Commence at the SW corner of the SW 1/4 of SW 1/4 of Section 5 Township 20 South, Range 1 West, Shelby County, Alabama; thence N 00 degrees 00 minutes 23 seconds W, a distance of 420.00 feet; thence N 89 degrees 03 minutes 15 seconds E, a distance of 672.23 feet; thence S 43 degrees 32 minutes 25 seconds W, a distance of 234.55 feet; thence S 41 degrees 52 minutes 43 seconds E, a distance of 196.50 feet; thence N 43 degrees 32 minutes 25 seconds E, a distance of 10.03 feet to the POINT OF BEGINNING;; thence continue along the last described course, a distance of 13.59 feet; thence S 41 degrees 52 minutes 43 seconds E, a distance of 146.52 feet to a point on the Northwesterly R.O.W. line of Shelby County Highway 36, said point being the beginning of a curve to the right, having a radius of 2161.63, a central angle of 00 degrees 21 minutes 33 seconds, and subtended by a chord which bears S 47 degrees 06 minute 55 seconds W, and a chord distance of 13.55 feet, thence along the arc of said curve and said R.O.W. line, a distance of 13.55 feet; thence N 41 degrees 52 minutes 43 seconds W and leaving said R.O.W, a distance of 145.67 feet to the POINT OF BEGINNING.

Also: A part of the SW 1/4 of the SW 1/4 of Section 5 and the NW 1/4 of the NW 1/4 of Section 8, Township 20 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Beginning at the Northwest corner of Section 8, Township 20 South, Range 1 West, Shelby County, Alabama and run thence Southerly along the West line of said section a distance of 695.20 feet to a steel pin corner on the Northerly margin of Shelby County Highway No. 36; thence turn 130 degrees 25 minutes 49 seconds left to chord and run Northeasterly along the chord of a slight Highway curve a chord distance of 329.48 feet to a point; thence turn 01 degrees 29 minutes 47 seconds right to chord and continue Northeasterly along chord of slight curve a chord distance of 447.57 feet to a point; thence turn 04 degrees 18 minutes 02 seconds right to chord and continue Northeasterly along the chord of a slight Highway curve a chord distance of 251.28 feet to a point; thence turn 06 degrees 06 minutes 16 seconds left to chord and continue Northeasterly along the chord of a slight highway curve a chord distance of 209.04 feet to a steel pin corner; thence turn 43 degrees 37 minutes 59 seconds left from chord and run Northerly a distance of 272.11 feet to a steel pin corner; thence turn 91 degrees 24 minutes 27 seconds left and run Westerly a distance of 894.83 feet to a steel pin corner on the West line of said Section 5; thence run 89 degrees 03 minutes 38 seconds left and run Southerly along the West line of said Section 5 a distance of 420.00 feet to the point of beginning.

Also, a small parcel of land on the East side of Highway 36 as shown on the plat that is described as follows: Commence at the Southwest corner of Section 5, Township 20 South, Range 1 West, Shelby County, Alabama and run thence Northerly along the West line of said Section 5 a distance of 420.00 feet to a point; thence turn 89 degrees 03 minutes 38 seconds right and run Easterly a distance of 894.83 feet to a point; thence turn 91 degrees 24 minutes 27 seconds right and run Southerly a distance of 389.59 feet to a steel pin corner on the Southeasterly margin of Shelby County Highway No. 36; thence continue along last described course 30.01 feet to a steel pin corner; thence turn 89 degrees 02 minutes 48 seconds right and run Westerly a distance of 29.83 feet to a point on the same said Southeasterly margin of same said Highway No. 36; thence turn 135 degrees 07 minutes 11 seconds right and run Northeasterly along said margin of said Highway a distance of 42.81 feet to the point of beginning.

Less and except: Commence at the SW corner of the SW 1/4 of the SW 1/4 of Section 5, Township 20 South, Range 1 West, Shelby County, Alabama; thence North 00 degrees 00 minutes 23 seconds West, a distance of 420.00 feet; thence North 89 degrees 03 minutes 15 seconds East, a distance of 672.23 feet; thence South 43 degrees 32 minutes 25 seconds West, a distance of 224.52 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 10.03 feet; thence South 41 degrees 52 minutes 43 seconds East, a distance of 196.50 feet; thence North 43 degrees 32 minutes 25 seconds East, a distance of 10.03 feet; thence North 41 degrees 52 minutes 43 seconds West, a distance of 196.50 feet to the POINT OF BEGINNING.

Also, less and except: A Parcel of land situated in the SW 1/4 of the SW 1/4 of Section 5, Township 20 South, Range 1 West, Shelby County, Alabama. Being more particularly described as follows: Commence at the SW corner of the SW 1/4 SW 1/4 of said section 5; thence along the west line of said 1/4-1/4 section, North 0 degrees 0 minutes 23 seconds West a distance of 420.00 feet thence leaving said West 1/4-1/4 section line North 89 degrees 03 minutes 15 seconds East a distance of 672.23 feet to the point of beginning; thence continue along last described course a distance of 222.60 feet thence South 00 degrees 27 minutes 42 seconds West a distance of 272.11 feet to a point lying on the northerly right-of-way line of Shelby County Highway No. 36 (80 foot right-of-way), said point also lying on a curve to the right having a radius of 2161.63 feet a central angle of 5 degrees 32 minutes 41 seconds and subtended by a chord which bears South 44 degrees 31 minutes 21 seconds West, a chord distance of 209.11 feet thence along the arc of said curve and along said right-of-way line a distance of 209.19 feet; thence leaving said right-of-way line North 41 degrees 52 minutes 43 seconds West a distance of 342.17 feet; thence North 43 degrees 32 minutes 25 seconds East a distance of 224.52 feet to the point of beginning

Rhonda C. Kent, the grantee in deed recorded in Inst #20150430000142170, is one and the same person as Rhonda C. Kent McClelland.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 29th day of January, 2025.


Rhonda C. Kent McClelland

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Rhonda C. Kent McClelland whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of January, 2025.


Notary Public
My Commission Expires:

PATRICK SKYLER MURPHY
Notary Public, Alabama State at Large
My Commission Expires 03/25/26



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/30/2025 10:43:25 AM
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