

STATE of ALABAMA
COUNTY of SHELBY

GRANTOR: Marilyn W. Whitlock as Personal Representative of the Estate of Hollace B. Willingham, deceased
GRANTEES: Michael Shane Roden and Petra Margaretha Roden
RECORDED E 20250214000045200

CURITY AFFIDAVIT

Personally appeared before me, Gene W. Gray, Jr., who being by me first duly sworn doth depose and says as follows:

My name is Gene W. Gray, Jr. and I am the attorney that prepared the above described deed.

The legal description contained an error in that in Line 5 the distance was stated as 620.35' and in fact it should have stated 820.35' as stated in the Purchase Money Mortgage recorded in E 20250214000045210.

This Affidavit is given to correct the legal description by confirming the distance in fact to be 820.35, as further displayed on the corrected page attached hereto, made a part hereof and incorporated herein as Exhibit "A"

Further Affiant saith not.


GENE W. GRAY, JR.

STATE OF ALABAMA
JEFFERSON COUNTY

Sworn to and subscribed before me
on the 19TH February. 2025.


MARIAN PARK GRAY

MARIAN PARK GRAY
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES OCT. 27, 2026



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/19/2025 11:53:48 AM
 \$28.00 JOANN
 20250219000049040

Allen S. Bayl

"A"

STATE of ALABAMA)
 COUNTY of SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of one hundred ninety nine thousand six hundred fourteen and 25/100 dollars (\$199,614.25) being the price bid at auction to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, Marilyn W. Whitlock, as Personal Representative, and not individually, of the Estate of Hollace B. Willingham, deceased (Shelby County Probate Case # PR 2007 000220) (Grantor) whose mailing address is P. O. Box 128, Saginaw, Alabama 35137 does grant, bargain, sell and convey unto Michael Shane Roden and Petra Margaretha Roden (Grantees) as joint tenants with right of survivorship, whose address is P. O. BOX 376, Shelby, Alabama 35193 the following described real estate situated in Shelby County, Alabama to-wit:

PARCEL 2

BEGIN AT THE SW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 7, TOWNSHIP 22 SOUTH. RANGE 1 EAST; THENCE S 00° 41' 22" E ALONG THE WEST LINE THEREOF FOR 438.21'; THENCE N 86° 24' 32" E FOR 1032.74' TO THE WESTERLY RIGHT OF WAY OF HIGHWAY #47; THENCE ALONG SAID RIGHT OF WAY N 03° 35' 28" W FOR 820.35' TO THE POINT OF BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 2959.25., A DELTA OF 4°49'08", THENCE RUN ALONG THE ARC AND SAID RIGHT OF WAY A DISTANCE OF 248.88'; THENCE LEAVING SAID RIGHT OF WAY RUN S 88° 33' 20" W FOR A DISTANCE OF 964.65'; THENCE RUN S 00° 29' 25" E FOR A DISTANCE OF 668.01' TO THE POINT OF BEGINNING. A VACANT TRACT TOGETHER WITH AND SUBJECT TO A 30.0' WIDE EASEMENT CENTERED ALONG THE NORTH LINE OF THE PROPERTY HEREIN DESCRIBED

Subject to:

Ad valorem taxes due October 1, 2025, and thereafter.

All reservations, easements, rights of way, encumbrances, exceptions, covenants, restrictions, and any and all other interests affecting the property whatsoever.

All matters revealed upon the current survey in the possession of the Grantee

Minerals and mining rights not owned by Grantor

Permits to Alabama Power Company in Deed Book 108, Page 27; Deed Book 136, Page 504 and Deed Book 236, Page 193.

Rights of others in and to the use of the easement along the North side of caption lands as shown on survey of Karl Hager dated November 15, 2024 and included above.

Hollace B. Willingham was predeceased by his wife, Mary Willingham, who was one and the same as and also known as Mary Payne Willingham and/or Mary Edith Willingham, who died on or about December 12, 1990.

\$100,000.00 of the consideration was paid from the proceeds of a purchase money mortgage

TO HAVE AND TO HOLD unto the said Grantees as Joint Tenants with Right of Survivorship, their heirs and assigns forever; it being the intention of the Parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event