

**SEND TAX NOTICE TO:**  
Susan Rex and Guy Edward Rex,  
Trustees of the Red Oak Trust dated February 24, 2025,  
and any amendments thereto  
1103 Red Oak Road  
Helena, AL 35080

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 TWO HUNDRED THOUSAND AND 00/100 (\$1,200,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **William Denton Posey and Lauren L. Botts-Posey, husband and wife**, whose address is **P.O. Box 36185, Hoover, AL 35236** (hereinafter "Grantor", whether one or more), by **Susan Rex and Guy Edward Rex, Trustees of the Red Oak Trust dated February 24, 2025, and any amendments thereto**, whose address is 1103 Red Oak Road, Helena, AL 35080 (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, the following described real estate situated in Shelby County, Alabama, **the address of which is 1103 Red Oak Road, Helena, AL 35080 to-wit:**

**SEE EXHIBIT "A" LEGAL DESCRIPTION, ATTACHED HERETO AND INCORPORATED  
HEREIN BY REFERENCE**

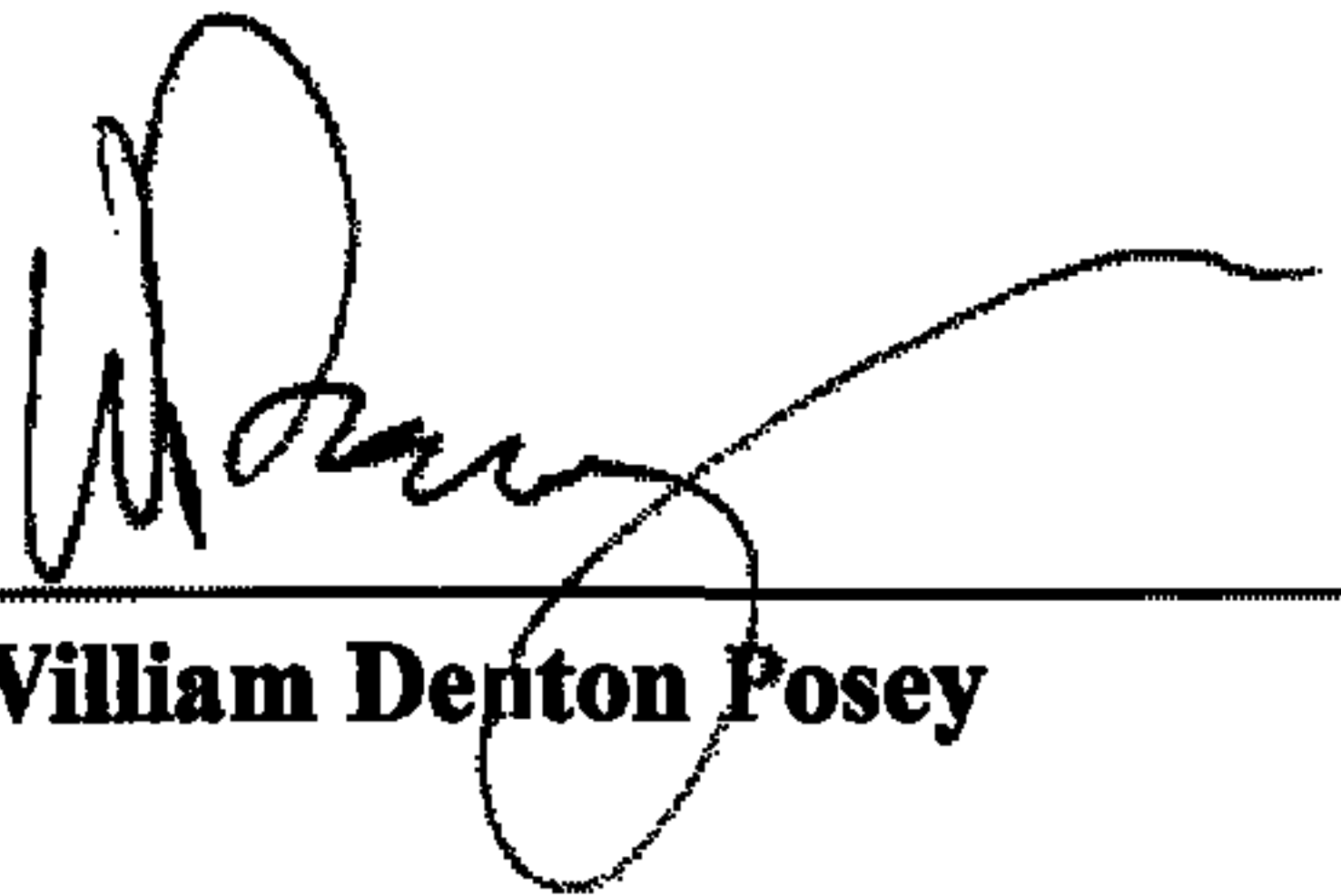
**Susan Rex is one and the same person as Susan Maze Rex, Susan Elizabeth Maze, and Susan Maze.**

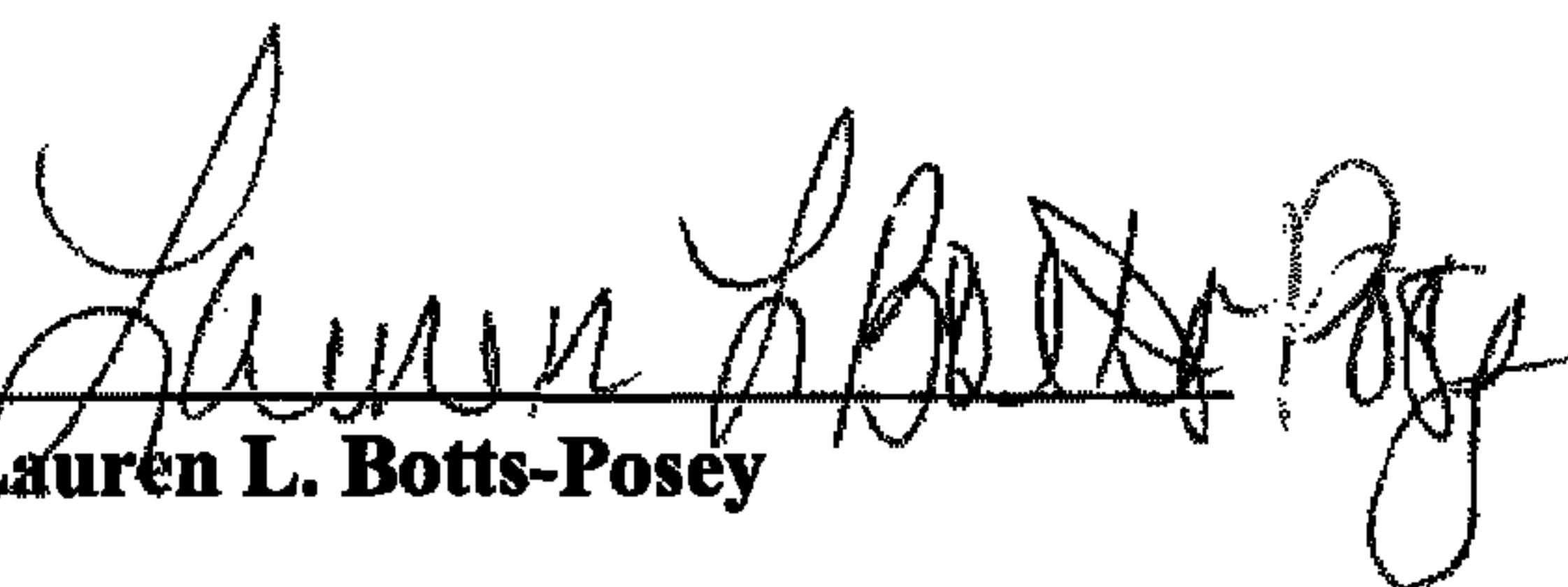
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$875,000.00 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 31st day of March, 2025.

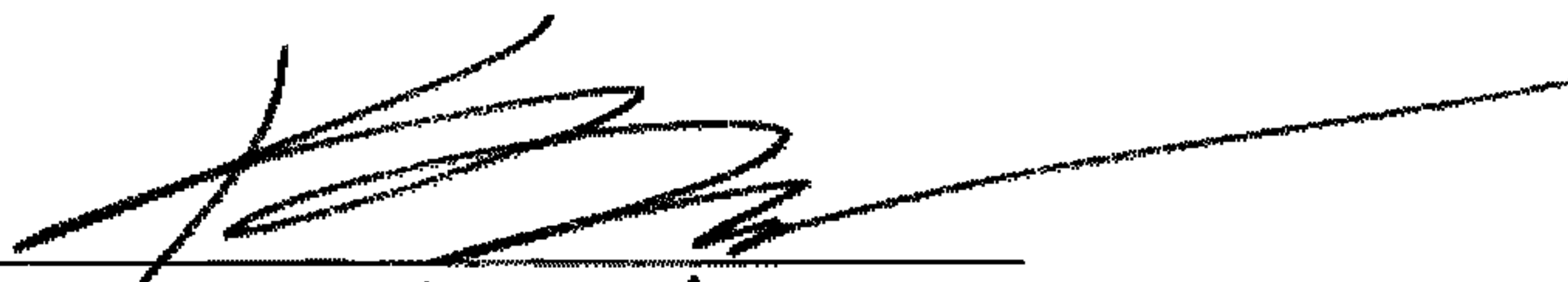
  
**William Denton Posey**

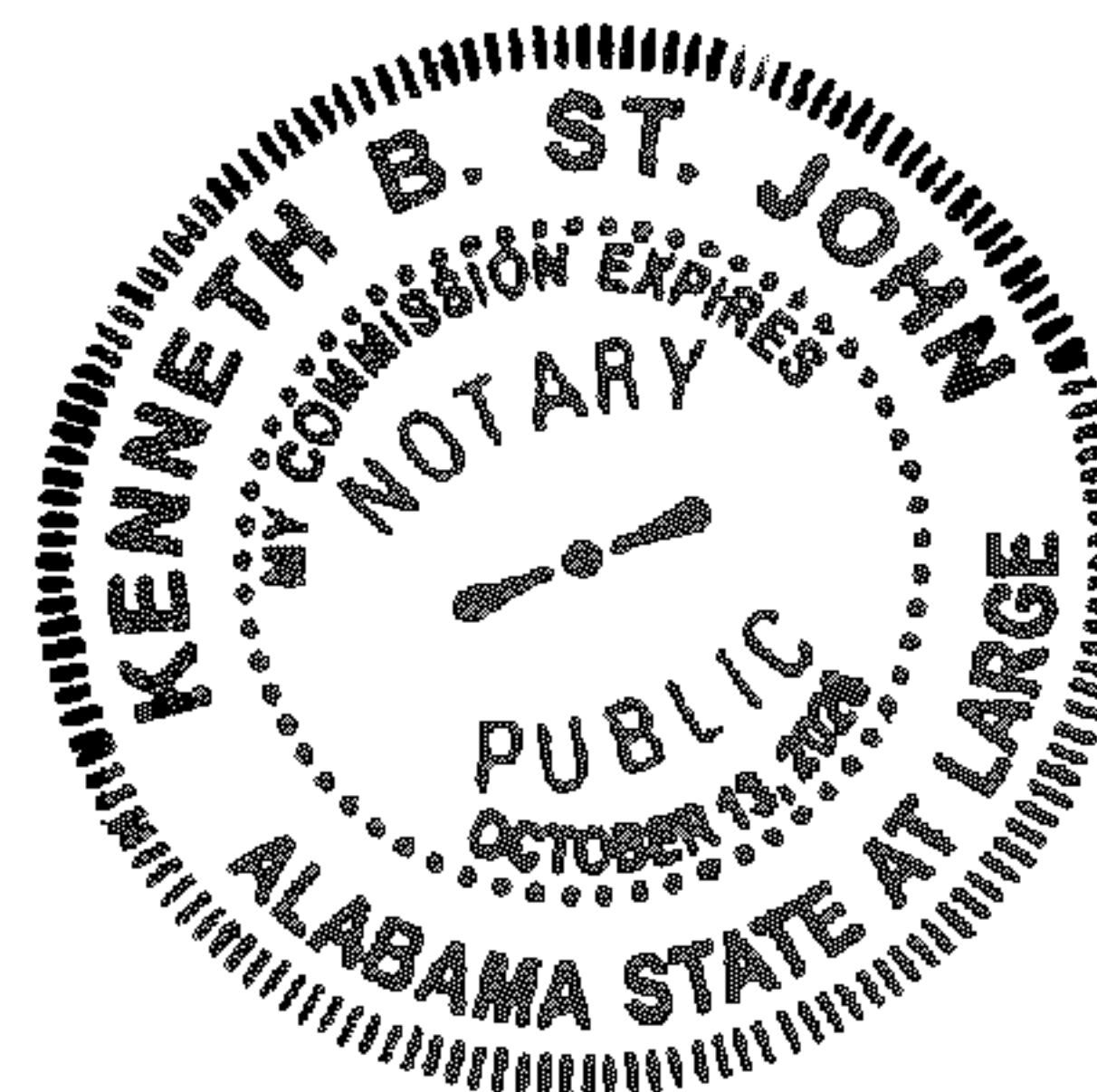
  
**Lauren L. Botts-Posey**

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **William Denton Posey and Lauren L. Botts-Posey** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of March, 2025.

  
Notary Public : **Kenneth B. St. John**  
My Commission Expires: **10/13/2026**





**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

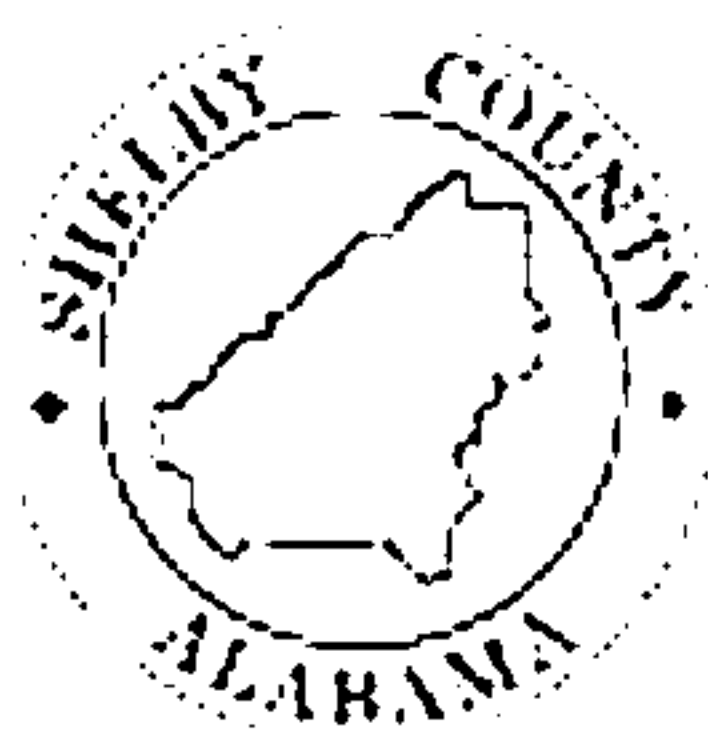
Lot 6, according to the Amended Map of Red Oak Farms, as recorded in Map Book 47, page 32, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with and subject to a 60 foot ingress, egress, and utility easement situated in the Sections 7, 8, and 17, Township 21 South, Range 4 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 3" capped pipe at the NE corner of the SE 1/4 of the SE 1/4 of Section 7, Township 21 South, Range 4 West, Shelby County, Alabama; thence North 89°49'18" West along the North line of said 1/4-1/4 section a distance of 1326.48 feet to a rebar capped EDG on the Southeastern right-of-way of Shelby County Hwy 13; thence South 49°05'12" West leaving said 1/4-1/4 line and along said right-of-way a distance of 63.73 feet to a rebar capped EDG at the point of curve to the right having a central angle of 20°11'35" and a radius of 1949.90 feet, said curve subtended by a chord bearing South 59°11'00" West and a chord distance of 683.66 feet; thence along the arc of said curve and along said right-of-way a distance of 687.21 feet to the POINT OF BEGINNING of the centerline of a 60 foot ingress, egress and utility easement lying 30 feet to either side of and parallel to described centerline; thence South 34°26'19" East leaving said right-of-way and along said centerline a distance of 72.03 feet to a point of curve to the left with a central angle of 99°07'22" with a radius of 200.00 feet with a chord bearing of South 84°00'00" East and a chord length of 304.44 feet; thence along the arc of said curve and along said centerline a distance of 346.00 feet to a point; thence North 46°26'19" East along said centerline a distance of 404.86 feet to a point of curve to the right with a central angle of 16°49'21" with a radius of 200.00 feet with a chord bearing of North 54°51'00" East and a chord length of 58.51 feet; thence along the arc of said curve and along said centerline a distance of 58.72 feet to a point; thence North 63°15'40" East along said centerline a distance of 240.09 feet to a point of curve to the right with a central angle of 26°55'02" with a radius of 200.00 feet, with a chord bearing of North 76°43'11" East and a chord length of 93.10 feet; thence along the arc of said curve and along said centerline a distance of 93.96 feet to a point; thence South 89°49'18" East along said centerline a distance of 679.69 feet to a point of curve to the right with a central angle of 56°44'44" with a radius of 200.00 feet, with a chord bearing of South 61°26'56" East and a chord length of 190.08 feet; thence along the arc of said curve and along said centerline a distance of 198.08 feet to a point; thence South 33°04'34" East along said centerline a distance of 89.48 feet to a point of curve to the left with a central angle of 34°11'09" with a radius of 200.00 feet, with a chord bearing of South 50°10'09" East and a chord length of 117.57 feet; thence along the arc of said curve and along said centerline a distance of 119.33 feet to a point; thence South 67°15'44" East along said centerline a distance of 353.85 feet to a point; thence South 38°39'17" East along said centerline a distance of 386.10 feet to a point; thence South 49°11'26" East along said centerline a distance of 197.91 feet to a point; thence South 26°25'24" East along said centerline a distance of 231.58 feet to a point; thence South 14°00'27" East along said centerline a distance of 168.32 feet to a point; thence South 42°32'40" East along said centerline a distance of 86.12 feet to a point; thence South 21°06'00" East along said



centerline a distance of 74.41 feet to a point; thence South 00°32'01" East along said centerline a distance of 112.93 feet to a point; thence South 15°08'53" West along said centerline a distance of 98.02 feet to a point; thence South 02°12'03" West along said centerline a distance of 62.21 feet to a point; thence South 32°40'32" West along said centerline a distance of 45.38 feet to a point; thence South 41°19'12" West along said centerline a distance of 333.64 feet to a point; thence South 36°18'29" West along said centerline a distance of 235.86 feet to a point; thence South 52°40'41" West along said centerline a distance of 68.81 feet to a point; thence South 75°26'41" West along said centerline a distance of 217.79 feet to a point; thence South 48°18'20" West along said centerline a distance of 210.20 feet to a point; thence South 13°05'06" West along said centerline a distance of 267.92 feet to a point; thence South 00°36'20" East along said centerline a distance of 600.73 feet to a point; thence South 18°28'36" East along said centerline a distance of 19.49 feet to a point; thence South 27°32'20" East along said centerline a distance of 235.38 feet to a point; thence South 49°52'03" East along said centerline a distance of 83.57 feet to a point; thence South 89°50'10" East along said centerline a distance of 55.58 feet to a point; thence North 73°41'56" East along said centerline a distance of 91.35 feet to a point; thence South 78°59'05" East along said centerline a distance of 169.92 feet to a point; thence North 86°25'03" East along said centerline a distance of 64.66 feet to a point; thence North 54°02'03" East along said centerline a distance of 181.13 feet to a point; thence North 72°06'12" East along said centerline a distance of 48.54 feet to a point; thence South 75°40'12" East along said centerline a distance of 66.81 feet to a point; thence South 61°57'49" East along said centerline a distance of 141.79 feet to a point; thence South 43°08'32" East along said centerline a distance of 34.05 feet to a point; thence South 17°03'39" East along said centerline a distance of 235.95 feet to a point; thence South 04°01'11" West along said centerline a distance of 69.96 feet to a point; thence South 30°34'19" West along said centerline a distance of 224.36 feet to a point; thence South 07°17'33" West along said centerline a distance of 153.86 feet to a point; thence South 04°56'34" East along said centerline a distance of 50.05 feet to a point; thence South 25°11'24" East along said centerline a distance of 92.74 feet to a point; thence South 07°53'09" East along said centerline a distance of 78.95 feet to a point; thence South 19°40'16" East along said centerline a distance of 64.73 feet to a point; thence South 37°51'17" East along said centerline a distance of 88.17 feet to a point; thence South 75°33'19" East along said centerline a distance of 80.94 feet to a point; thence South 56°04'47" East along said centerline a distance of 36.48 feet to a point; thence South 45°47'55" East along said centerline a distance of 118.44 feet to a point; thence South 44°58'38" East along said centerline a distance of 68.22 feet to a point; thence South 26°14'52" East along said centerline a distance of 131.22 feet to a point; thence South 40°56'32" East along said centerline a distance of 205.11 feet to a point; thence South 43°22'40" East along said centerline a distance of 80.96 feet to a point; thence South 25°14'57" East along said centerline a distance of 190.06 feet to a point; thence South 51°31'41" East along said centerline a distance of 148.58 feet to a point; thence South 47°01'18" East along said centerline a distance of 60.98 feet to the END of said centerline.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 03/31/2025 03:19:17 PM  
 \$360.00 BRITTANI  
 20250331000095350

*Allen S. Bayl*