

This Instrument was Prepared by:

Send Tax Notice To: Joseph M Lide VI

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

4114 Hwy 47
Shelby AL 35143

File No.: S-25-30412

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Fifty Thousand Dollars and No Cents (\$150,000.00)**, 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, **Dennis Porter**, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Joseph M Lide VI**, (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.

No part of the homestead of the Grantor herein or spouse.

Dennis Porter is the sole heir of Gloria D. Porter, having died June 6, 2023.

\$151,515.00 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 30th day of April, 2025.

Dennis Porter
Dennis Porter

State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Dennis Porter, 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 30th day of April, 2025.

April Clark
Notary Public, State of Alabama

My Commission Expires: 8-19-28



EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

A part of the NE 1/4 of SW 1/4 of Section 18, Township 22 South, Range 1 East, described as follows:
Commencing at the NW corner of the NE 1/4 of SW 1/4 of said Section and run South 3 deg. 30 min,
East along the East boundary of said 1/4-1/4 Section 519.96 feet for Point of Beginning of the lot herein
described; thence continue Southerly along said 1/4-1/4 Section 94.71 feet; thence North 79 deg. 38 min.
East 67.29 feet to a point on the West right-of-way line of County Highway #47; thence North 9 deg. 12
min. West along said right-of-way line 85.55 feet; thence run South 87 deg. 55 min. West 58.33 feet to the
point of beginning.

PARCEL II:

Also, a part of the NW 1/4 of SW 1/4 of Section 18, Township 22 South, Range 1 East, described as
follows:
Commencing at the NE corner of the NW 1/4 of SW 1/4 of Section 18, Township 22 South, Range 1 East
and run South 3 deg. 30 min. East along the East boundary of said 1/4-1/4 Section 519.96 feet for Point
of Beginning of the lot herein described; thence South 87 deg. 55 min. West 50 feet; thence South 3 deg.
30 min. East 110.04 feet; thence North 87 deg. 55 min. East 50 feet to a point on said boundary of said
1/4-1/4 Section; thence North 3 deg. 30 min. West along said East boundary of said 1/4-1/4 Section
110.04 feet to the point of beginning.

PARCEL III:

Commence at the NE corner of NW 1/4 of SW 1/4 of Section 18, Township 22 South, Range 1 East;
thence run South along the East line of said quarter-quarter Section a distance of 630.00 feet to point of
beginning; thence South along the East line of said 1/4-1/4 Section a distance of 65.00 feet; thence turn
an angle of 107 deg. 28 min. 52 sec. to the right and run a distance of 49.17 feet; thence turn an angle of
65 deg. 01 min. 37 sec. to the right and run a distance of 52.00 feet; thence turn an angle of 98 deg. 54
min. 31 sec. to the right and run a distance of 53.70 feet to Point of Beginning.

Allen S. Bayal