

This instrument prepared by:
Michael J. Brandt
Wallace, Jordan, Ratliff & Brandt, L.L.C.
800 Shades Creek Parkway, Suite 400
Birmingham, Alabama 35209

Return to After Recording and
Send Tax Notices To:
Joseph Shelton Smith
8939 Hwy 51
Sterrett, Alabama 35147

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Thousand and No/100 DOLLARS (\$1,000.00) and other good and valuable consideration to the undersigned grantor, **TCC INC.**, an Alabama corporation (hereinafter, the "GRANTOR"), in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, the GRANTOR does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **JOSEPH SHELTON SMITH** (hereinafter, the "GRANTEE"), the following described real estate situated in Shelby County, Alabama, to-wit:

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 1" OPEN TOP PIPE BEING THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA AND RUNS 01°28'20"W FOR A DISTANCE OF 421.15' TO A FOUND CONCRETE POST; THENCE RUN S 01°18'14"W FOR A DISTANCE OF 315.52' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS" AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE LAST DESCRIBED COURSE S 01°18'14"W FOR A DISTANCE OF 30.29' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN N 25°09'08"E FOR A DISTANCE OF 27.69' TO A SET 5/8" CAPPED REBAR STAMPED

"CLINKSCALES CA-1084-LS"; THENCE RUN N 64°46'12"W FOR A DISTANCE OF 12.25' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 170 SQ.FT., MORE OR LESS.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
TCC Inc.	Joseph Shelton Smith
6378 Hwy 63 S	8939 Hwy 51
Alexander City, Alabama 35010	Sterrett, Alabama 35147

Tax Parcel ID:	A portion of 08-5-21-0-001-009.000
Date of Sale:	Date of Deed
Actual Value:	\$1,000.00
The Purchase Price can be verified in:	Closing Statement

Subject to:

1. All taxes for the year 2025 and subsequent years, not yet due and payable.
2. Any and all restrictions, reservations, conditions, and easements of record.

TO HAVE AND TO HOLD the described premises to said GRANTEE, his successors and assigns, forever.

And the GRANTOR will warrant and forever defend the right and title to the above-described property unto the GRANTEE against all the claims of GRANTOR and all others claiming by or under GRANTOR, but none other.

[Signature on following page.]

IN WITNESS WHEREOF, GRANTOR has caused its duly authorized officer to hereunto set his signature as the act of such GRANTOR, as of this 30 day of May, 2025.

TCC INC.,
an Alabama corporation

By: [Signature] 5/30/25
Name:
Its: PRESIDENT

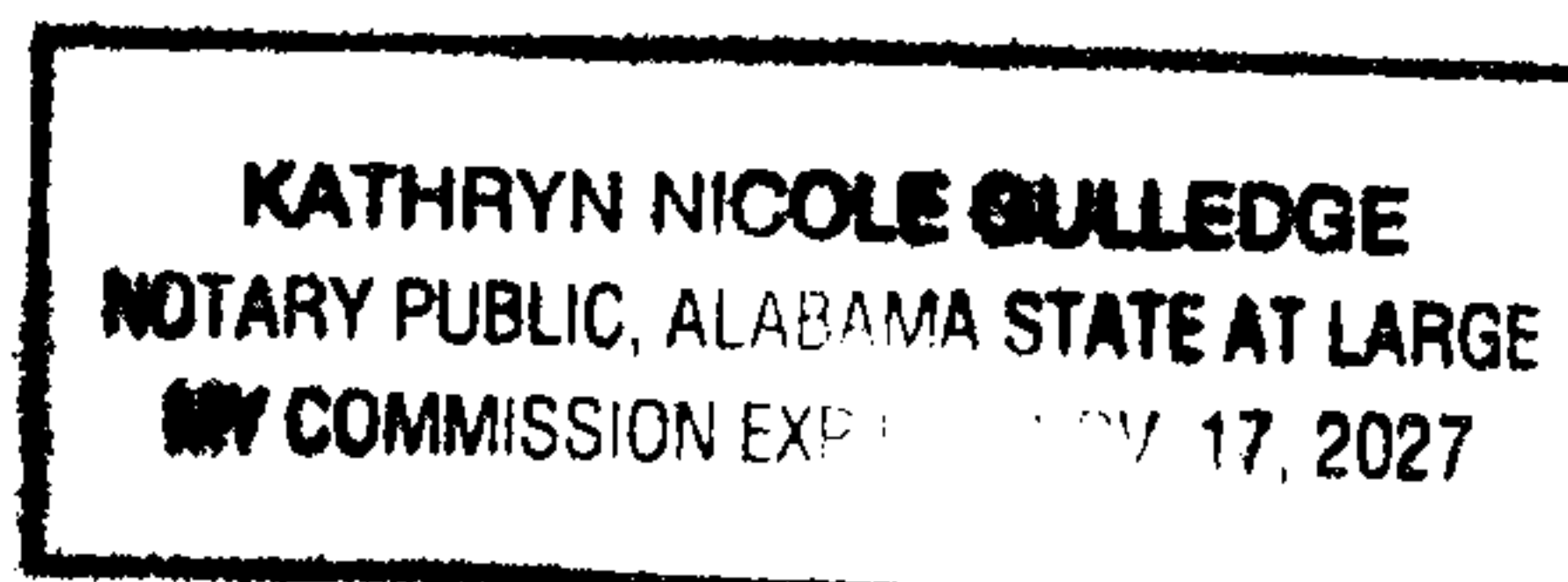
STATE OF ALABAMA)

COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Matthew, whose name as President of TCC Inc., an Alabama corporation, is signed to the foregoing Agreement, and who is known to me, acknowledged before me on this day, that being informed of the contents thereof, (s)he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 30 day of May, 2025.

[Signature]
Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/04/2025 12:55:02 PM
\$29.00 JOANN
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Allen S. Bayl