

**Property Address:**  
Section 2, T22, R3 West (1.60 Acres +/-)  
Montevallo, AL36832

**Grantee's Mailing Address:**  
472 Weatherby Trail  
Prattville, AL 36067

**Grantor's Mailing Address:**  
481 Camden Cove Cir.  
Calera, AL 35040

## WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

That in consideration of the sum of ONE HUNDRED AND 00/100 DOLLARS (\$100.00), and other good and valuable consideration to the undersigned grantor, **Southeastern Realty and Mortgage, Inc., an Alabama corporation** (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does hereby these presents, GRANT, BARGAIN, SELL and CONVEY unto **Southeastern Energy Corporation, an Alabama corporation** (herein referred to as GRANTEE(S), whether one or more), in fee simple, and subject to all the provisions contained in this warranty deed, the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at the point of intersection of the East line of NE 1/4 of SE 1/4 of Section 2, Township 22, Range 3 West with the south line of the old Columbiana-Tuscaloosa public road, and run thence in a westerly direction along said road 900 feet, more or less; thence continue along said road in a northwesterly direction 543 feet, more or less; thence continue in a westerly direction along said road 1034 feet to the point of beginning of land herein conveyed; thence continue in a westerly direction along said road 210 feet, more or less, to the east line of the Montevallo-Ashville paved highway; thence along same in a southerly direction 332 feet, more or less, to the northwest corner of a lot owned by J. D. Holcombe, Jr.; thence east and perpendicular to said Montevallo-Ashville public road and along the north line of said J. D. Holcombe, Jr., lot 210 feet, more or less to the northeast corner of said J. D. Holcombe, Jr., lot; thence north and parallel with the east line of said Montevallo-Ashville Road 332 feet, more or less, to the point of beginning; being situated in Section 2, Township 22, Range 3 West, Shelby County, Alabama.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TO HAVE AND TO HOLD unto said Grantee(s), and the heirs and assigns of said Grantee(s), in fee simple, forever.

And Grantor does for itself, and for its successors and assigns, covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of aforementioned premises, that it is free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that Grantor will and its successors and assigns shall, Warrant and Defend the premises to the said Grantees, its successors and assigns forever, against the lawful claims and demands of all persons, except as provided above.

IN WITNESS WHEREOF, the said Southeastern Realty and Mortgage, Inc., an Alabama corporation by its President, who is authorized to execute this conveyance, has hereto set signature and seal, this the 9<sup>th</sup> day of June, 2025

Southeastern Realty and Mortgage, Inc.,  
an Alabama corporation

By: [Signature]  
Name: Chris W. Saxon  
Title: President

STATE OF  
COUNTY OF

I, Clint C. Thomas, a Notary Public, in and for said County in said State, hereby certify that Chris W. Saxon whose name as President of **Southeastern Realty and Mortgage, Inc., an Alabama corporation**, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and seal this 09 day of June, 2025.

[Signature]

Notary Public

My Commission Expires: 3/11/2028

**THIS INSTRUMENT PREPARED BY:**

B. Saxon Main, Esquire  
Ball, Ball, Matthews & Novak, P.A.  
445 Dexter Avenue, Suite 9045  
Montgomery, AL 36104  
(334) 387-7680

**NOTE: THE PREPARER OF THIS DOCUMENT HAS SERVED AS A SCRIVENER ONLY AND HAS NOT EXAMINED TITLE WITH RESPECT TO THE PROPERTY DESCRIBED HEREIN AND DOES NOT HEREBY GIVE AN OPINION WITH RESPECT THERETO.**

