

Document Prepared by:
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3009 Firefighter Lane
Birmingham, AL 35209

Send Tax Notice to:
Barpala, LLC

790 Montclair Rd Ste 215
Birmingham AL 35213

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of ONE HUNDRED EIGHTY FIVE THOUSAND AND 00/100 (\$185,000.00), and other good and valuable consideration in hand paid to Joyce Brasher Gardner, an unmarried woman (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by Barpala, LLC, an Alabama Limited Liability Company (hereinafter referred to as "Grantee(s)" whether one or more), Grantor(s) hereby GRANT(S), BARGAIN(S), SELL(S) and CONVEY(S) unto Grantee(s), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the SW corner of the NW ¼ of the NE ¼ Section 20, Township 20 S, Range 2 W; thence N 89 deg. 43 min. 34 sec. E and run 472.48 feet; then N 26 deg. 03 min. 20 sec. E and run 161.71 feet to the POINT OF BEGINNING; thence continue along last described course 210.0 feet; thence N 61 deg. 40 min. W and run 208.71 feet; thence S 26 deg. 03 min. 20 sec. W and run 210.0 feet; thence S 61 deg. 40 min. E and run 208.71 feet to the POINT OF BEGINNING.

Also an easement for ingress, egress and utilities being described as follows:

Commence at the SW corner of the NW ¼ of the NE ¼ Section 20, Township 20 S, Range 2 W; thence northerly along west line of said ¼ ¼ section run 538.7 feet to the SE ROW of County Road 11; thence N 51 deg. 25 min. 14 sec. E and run 141.89 feet along said SE ROW to the POINT OF BEGINNING (said point being on centerline of said 20' easement); thence along said centerline run S 34 deg. 39 min. 13 sec. E for 46.7 feet; thence S 48 deg. 20 min. 29 sec. E and run along centerline 209.94 feet; thence S 50 deg. 50 min. 40 sec. E and run along centerline 123.89 feet; thence S 38 deg. 23 min. 29 sec. E and run 61.91 feet to the end of said easement. Said point being on the NW line of above described property.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$0.00 of the above consideration was secured by and through a purchase money mortgage closed and recorded herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee(s), his/her/their heirs, successors and assigns forever.

AND Grantor(s) for themselves, and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), his/her/their heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on the date stated in the notary acknowledgement, the same to be effective as of the 21st day of August, 2025.


Joyce Brasher Gardner

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Joyce Brasher Gardner whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of August, 2025.

Notary Public

My Commission Expires: 8/5/29



