

SEND TAX NOTICE TO:

Gregory Scott Crooks and Roberta Louise Crooks
931 Newsome Rd.
Wilsonville, AL 35186

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 **SEVEN HUNDRED FIFTY THOUSAND AND 00/100 (\$750,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Kimberly A. Troughton and Russell Scott Troughton, wife and husband**, whose address is 275 Highland View Drive, Birmingham, AL 35242, (hereinafter "Grantor", whether one or more), by **Gregory Scott Crooks and Roberta Louise Crooks**, whose address is 105 Shore Front Lane, Wilsonville, AL 35186, (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, as joint tenants with the right of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is **931 Newsome Rd., Wilsonville, AL 35186**, to-wit:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, ALL LYING IN TOWNSHIP 21 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN AXLE FOUND MARKING THE NORTHEAST CORNER OF SAID SECTION 11; THENCE RUN SOUTH 89 DEGREES, 12 MINUTES, 45 SECONDS, WEST AND ALONG THE NORTH LINE OF SAID SECTION 11 FOR A DISTANCE OF 665.89 FEET TO A 3/4 INCH REBAR FOUND, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN SOUTH 00 DEGREES, 47 MINUTES, 12 SECONDS, EAST 19.14 FEET TO A 1/2 INCH CAPPED REBAR SET ON THE NORTH RIGHT-OF-WAY OF NEWSOME ROAD; THENCE RUN SOUTH 88 DEGREES, 57 MINUTES, 03 SECONDS, EAST AND ALONG SAID NORTH RIGHT-OF-WAY 329.44 FEET TO A 1/2 INCH CAPPED REBAR SET AT A POINT OF CURVATURE, (SAID CURVE BEING A CURVE TO THE RIGHT AND HAVING A RADIUS OF 379.54 FEET, A DELTA OF 49 DEGREES, 03 MINUTES, 22 SECONDS, AND AN ARC DISTANCE OF 324.96 FEET); THENCE RUN A CHORD BEARING OF SOUTH 68 DEGREES, 03 MINUTES, 02 SECONDS, EAST AND ALONG SAID CURVING NORTH RIGHT-OF-WAY A CHORD DISTANCE OF 315.13 FEET TO A 1/2 INCH CAPPED REBAR SET AT THE POINT OF TANGENCY; THENCE RUN SOUTH 48 DEGREES, 20 MINUTES, 31 SECONDS, EAST AND ALONG SAID NORTH RIGHT-OF-WAY 67.27 FEET TO A 5/8 INCH REBAR FOUND; THENCE RUN SOUTH 46 DEGREES, 44 MINUTES, 54 SECONDS, EAST AND ALONG SAID NORTH RIGHT-OF-WAY 123.59 FEET TO A 1/2 INCH CAPPED REBAR SET; THENCE RUN NORTH 14 DEGREES, 34 MINUTES, 27 SECONDS, EAST 1,289.71 FEET TO A 1/2 INCH CAPPED REBAR SET ON THE SOUTH RIGHT-OF-WAY OF SOUTHERN RAILWAY;

THENCE RUN SOUTH 77 DEGREES, 21 MINUTES, 28 SECONDS, WEST AND SAID SOUTH RIGHT-OF-WAY 1,124.00 FEET TO 3/4 INCH REBAR FOUND; THENCE RUN SOUTH 00 DEGREES, 47 MINUTES, 12 SECONDS, EAST 730.14 FEET TO THE POINT OF BEGINNING.

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 \$712,500.00 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 25th day of August, 2025.

Kimberly A. Troughton
Kimberly A. Troughton

Russell Scott Troughton
Russell Scott Troughton

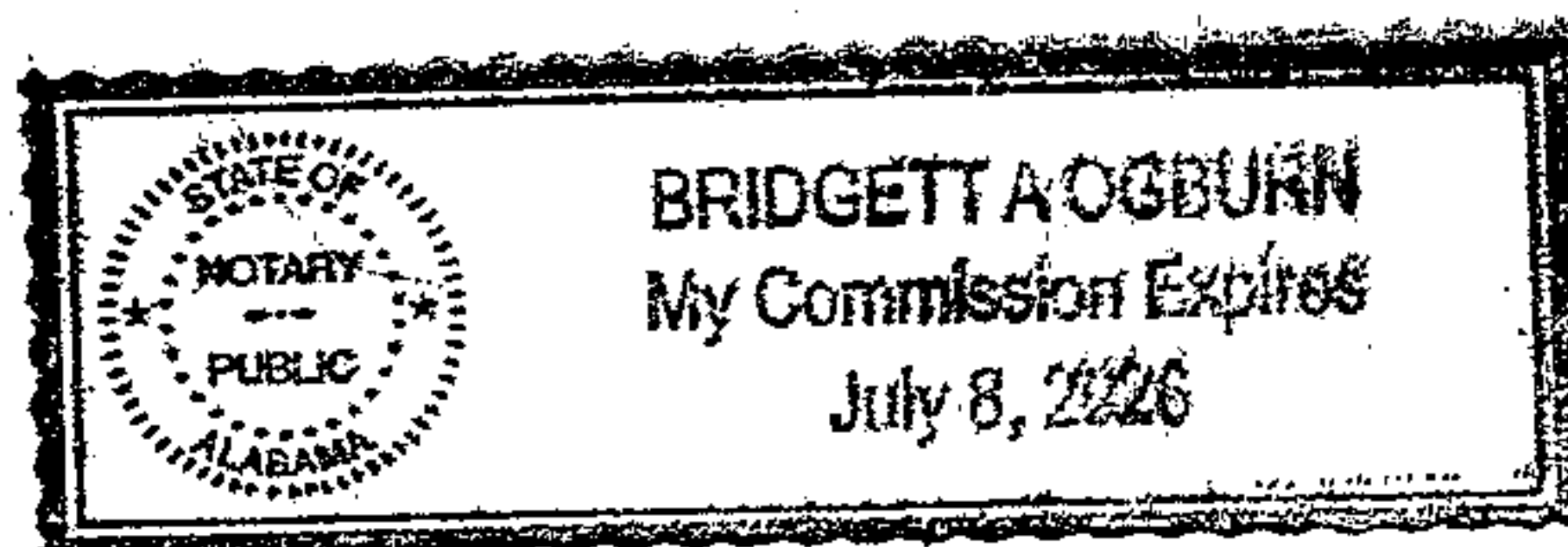
STATE OF ALABAMA
 COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Kimberly A. Troughton and Russell Scott Troughton, 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 25th day of August, 2025.

[Signature]
 Notary Public

My Commission Expires:



File No.: BLD-16211

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/26/2025 08:39:57 AM
 \$62.50 JOANN
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Allen S. Bayl