

THIS INSTRUMENT PREPARED BY:
J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045

STATUTORY WARRANTY DEED

SEND TAX NOTICES TO:

2782 Hwy 116
Calera, AL 35040

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, in consideration of the sum of Sixty Thousand and 00/100 (\$60,000.00) Dollars and other valuable considerations to the undersigned **GRANTOR(S), Darlene Bramlett Littleton, Executor of The Estate of Linda W. Barrett**, in hand paid by the **GRANTEE(S), Benny Brown**, the receipt whereof is acknowledged, I(we), the said **GRANTOR(S)**, do(es) hereby grant, bargain, sell and convey unto the said **GRANTEE(S)** in fee simple, the following described real estate situated in Shelby County, Alabama, to wit:

Beginning at the Southwest corner of the SW ¼ of the SW ¼, Section 17, Township 22 South, Range 2 West; thence North 89 degrees, 58 minutes, 10 seconds East along the South line of said Section 695.22 feet to the true point of beginning; thence continue North 89 degrees, 58 minutes, 10 seconds East along said South line of Section 627.05 feet; thence North 01 degree, 04 minutes, 11 seconds East 280.0 feet; thence South 89 degrees, 58 minutes, 10 seconds West 627.05 feet; thence South 01 degrees, 04 minutes, 18 seconds Wests 280.0 feet to the true point of beginning containing 4.03 acres, more or less; being situated in Shelby County, Alabama.

Prior Deed Reference: Instrument No. 20250930000299080.

Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record.

NOTE: This Property constitutes no part of the homestead of either Grantor or their respective spouse.

TO HAVE AND TO HOLD to the said GRANTEE(S), their heirs and assigns in fee simple forever.

Grantor(s) makes no warranty or covenant respecting the nature of the quality of the title to the Property hereby conveyed other than that Grantor(s) have not permitted or suffered any lien, encumbrance or adverse claim to the Property described herein since the date of acquisition thereof by Grantor(s).

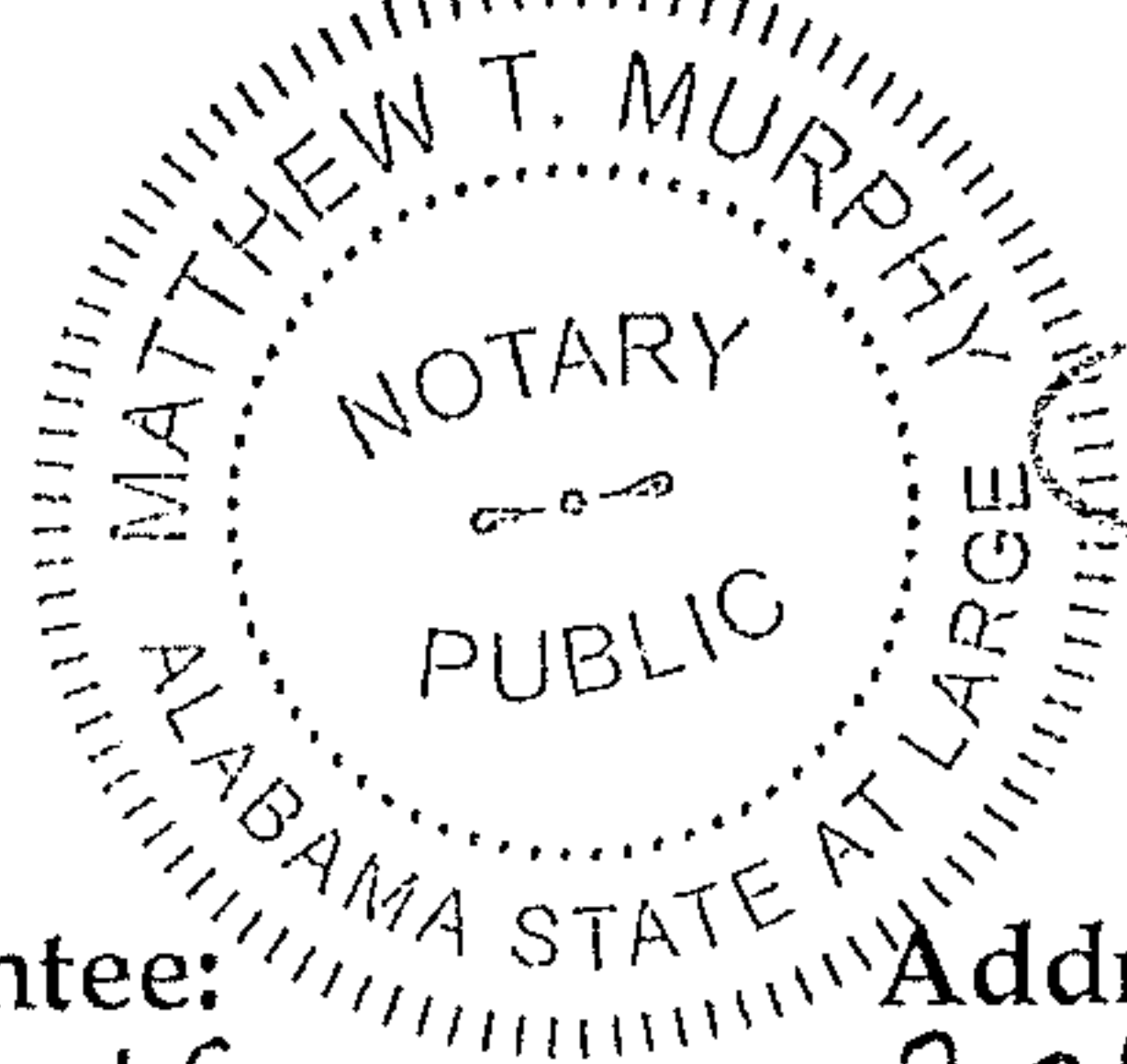
IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 7th day of April, 2025.

The Estate of Linda W. Barrett

By: Darlene Bramlett Littleton
Darlene Bramlett Littleton, Executor

State of Alabama
County of Chilton

I, a Notary Public, in and for said County, in said State, hereby certify that **Darlene Bramlett Littleton, Executor of The Estate of Linda W. Barrett** is 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, he, as such officer and with full authority and power, executed the same as and for the act of on the day the same bears date.



[Signature]
NOTARY PUBLIC
My Commission Expires: 12/3/2025

Address of Grantee:

2782 Hwy 16
Calera, AL 35040

Address of Grantor:

2019 Co Rd 34
Clanton, AL
35045

Property Address:

0 Faith Lane
Calera, AL 35040

Real Value: \$60,000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/30/2025 01:20:14 PM
\$85.00 BRITTANI
20250930000299120

Alexis Bayl