

SEND TAX NOTICE TO:

Matthew Allen Stowell, Sr. and Georgia Stowell

7740 Hwy 62
Vincent, AL 35178

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 **TWO HUNDRED SIXTY THOUSAND AND 00/100 (\$260,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Tanner Whitson Cleveland**, a vn person, whose address is , (hereinafter "Grantor", whether one or more), by **Matthew Allen Stowell, Sr. and Georgia Stowell, a married couple**, whose address is , (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, **Matthew Allen Stowell, Sr. and Georgia Stowell, a married couple, as joint tenants with the right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **7740 Highway 62, Vincent, AL 35178**, to-wit:

Parcel 1

Commence at the Southwest corner of Section 14, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed North 75 degrees 45 minutes East for a distance of 341.8 feet to the point of beginning of the land herein described; this point being located on the North right of way line of F.A.S. 723.1 or County Highway No. 62 leading from Vincent to Arkwright; from this beginning point turn an angle of 78 degrees 23 minutes to the left being at right angles to the North right of way line of said highway and proceed North 2 degrees 43 minutes West for a distance of 210 feet; thence turn an angle of 90 degrees to the right and proceed North 87 degrees 17 minutes East for a distance of 210 feet; thence turn an angle of 90 degrees to the left and proceed North 2 degrees 43 minutes West for a distance of 210 feet; thence turn an angle of 90 degrees to the left and proceed Southwesterly and parallel with the right of way line of said County Highway No. 62 a distance of 315.0 feet; thence South 2 degrees 43 minutes East a distance of 420.0 feet to the Northerly right of way line of said County Highway No. 62; thence turn Northerly along said right of way line of said highway a distance of 105.0 feet to the point of beginning; being situated in the SW 1/4 of the SW 1/4 of Section 14, Township 19 South, Range 2 East, Shelby County, Alabama.

Parcel 2

Commence at the Southwest corner of Section 14, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed North 75° 45' East for a distance of 341.8 feet to the point of beginning of land herein described. This point being located on the North Right-of-Way line of F.A.S 723.1 or County Highway 62 leading from Vincent to Arkwright. From this beginning point turn an angle of 78° 28' to the left being at right angles to the North Right-of-Way line of said Highway and proceed North 2° 43' West for a distance of 210 feet; thence turn an angle of 90° to the right and proceed North 87° 17' East for a distance of 210 feet; thence turn an angle of 90" to the right and proceed South 2°43' East for a distance of

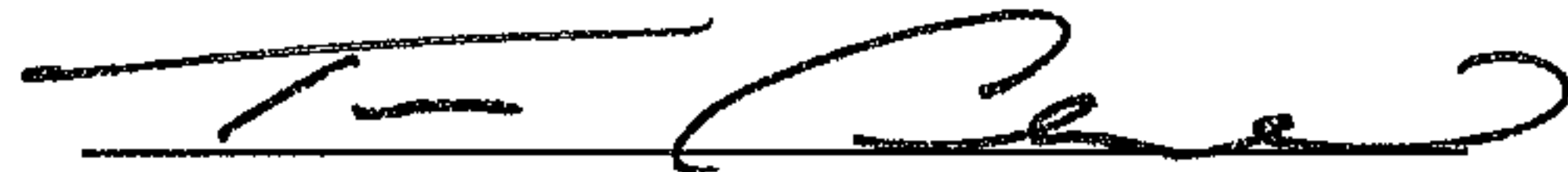
210 feet to a point on the North Right-of-Way line of said Highway: thence turn an angle of 90° to the right and proceed South 87° 17' East along the North Right-of-Way line of said Highway for a distance of 210 feet to the point of beginning. The above described land is located in the SW 1/4 of the SW 1/4 of Section 14, Township 19 South, Range 2 East, Shelby County, Alabama.

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 \$260,000.00 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 6th day of October, 2025.

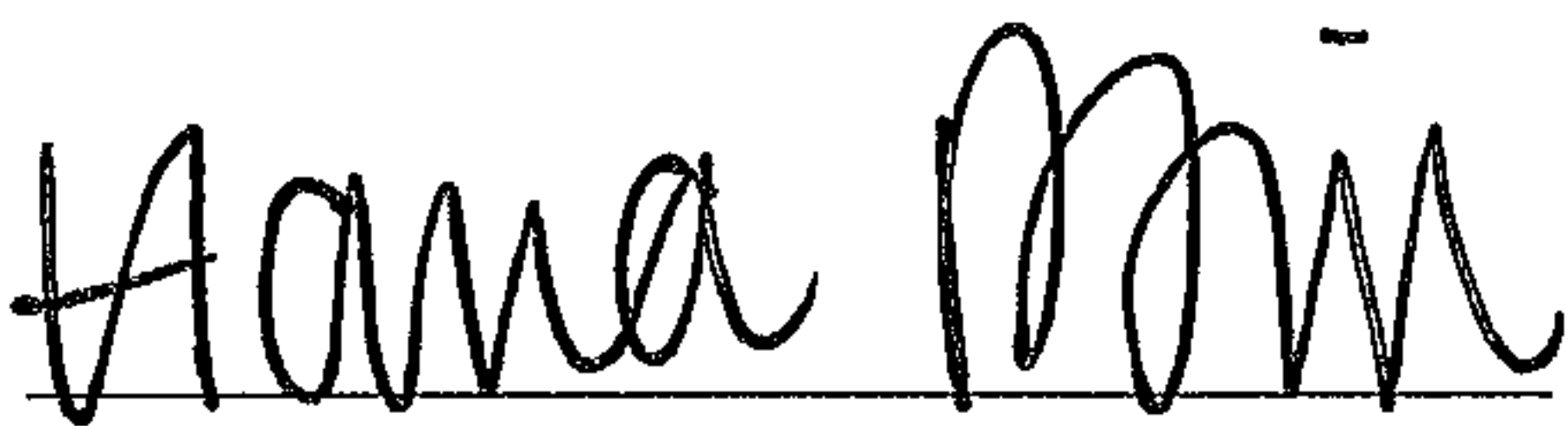


Tanner Whitson Cleveland

STATE OF ALABAMA
COUNTY OF ST. CLAIR

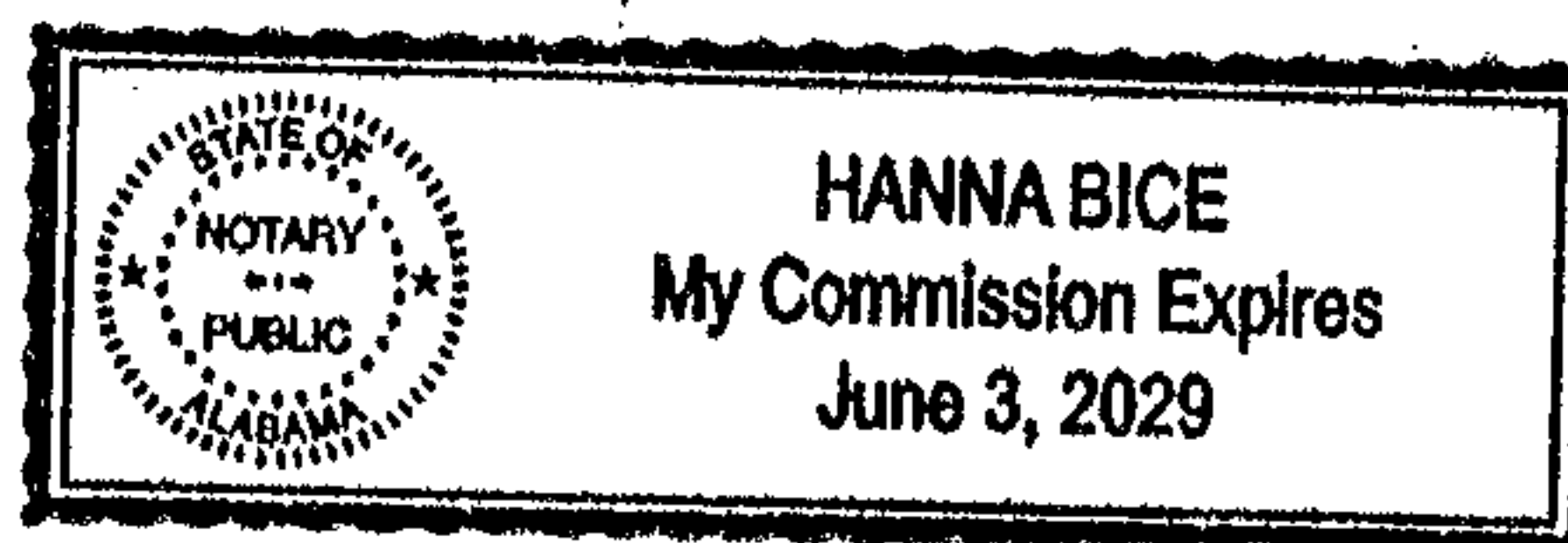
I, the undersigned Notary Public in and for said County and State, hereby certify that Tanner Whitson Cleveland whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the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

Given under my hand and official seal this 6th day of October, 2025.



Notary Public

My Commission Expires: 6/3/29



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/06/2025 03:59:44 PM
\$26.00 PAYGE
20251006000308450

Alvin S. Bayl