

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

20251117000351170
11/17/2025 12:37:53 PM
DEEDS 1/3

WARRANTY DEED

SEND TAX NOTICES TO:

181 Dyer Rd
Harperville, AL 35078

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, in consideration of the sum of ONE HUNDRED NINETY SIX THOUSAND EIGHT HUNDRED AND 00/100(196,800.00) and other valuable considerations to the undersigned GRANTOR(S), **Jack Eldridge Walker, a single person**, in hand paid by the GRANTEE, **Kenny W. Stewart**, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE my interest in the following described real estate situated in Shelby, Alabama, to wit:

Parcel 10.016

A part of the SW 1/4 of the NE 1/4 of Section 28, Township 19 South, Range 2 East, and being more particularly described as follows: Commence at the Southwest corner of the SW 1/4 of the NE 1/4 of Section 28, Township 19 South, Range 2 East; thence proceed North 0 degrees 36 minutes 30 seconds East along the West Boundary of said 1/4-1/4 section line for a distance of 270.46 feet; thence proceed South 89 degrees 08 minutes 11 seconds East 524.47 feet to a 1/2 capped rebar set (AL. Reg. No. 10559), said point being the Point of Beginning of herein described parcel of land; thence from said Point of Beginning continue along the aforementioned course South 89 degrees 08 minutes 11 seconds East 466.88 feet to a 1/2" iron pipe found on a barbed wire fence and hedge row; thence proceed North 10 degrees 12 minutes 10 seconds East along said fence and hedge row for a distance of 242.35 feet to a 1/2" iron pipe found, said point is on the South side of a Gravel Road; thence proceed North 83 degrees 00 minutes 54 seconds West along the South side of said road for a distance of 513.57 feet to a 1/2" capped rebar set (AL. Reg. No. 10559); thence proceed South for a distance of 293.92 feet, back to the Point of Beginning.

The Above described parcel of land is located in the SW 1/4 of the NE 1/4 of Section 28, Township 10 South, Range 2 East.

Also the following Easement for Ingress/Egress:

Commencing at the Southwest corner of the South 1/2 of the Northeast 1/4 of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama; thence South 86 degrees 06 minutes 50 seconds East a distance of 938.00 feet to a Point on the South boundary of the South 1/2 of said section; thence North 13 degrees 57 minutes 30 seconds East a distance of 518.62 feet to a 5/8" rebar in concrete; thence North 80 degrees 24 minutes 29 seconds West a distance of 182.43 feet to a point; thence North 15 degrees 17 minutes 00 seconds East a distance of 10.00 feet to the centerline of a 20' access easement, said point being the Point of Beginning of herein described 20' easement; thence following the centerline of said Easement the following courses: South 80 degrees 24 minutes 29 seconds East a distance of 181.23 feet to a point; thence South 82 degrees 44 minutes 47 seconds East a distance of 109.99 feet to a point; thence South 83 degrees 16 minutes 04 seconds West a distance of 201.15 feet to a point; thence South 82 degrees 46 minutes 10 seconds East a distance of 312.20 feet to a Point on the West Boundary of Highway 83 (80' R/) said Point the Point of Termination.

Said Easement lies in the S 1/2 of the NE 1/4 of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama.

Parcel 10.029

Commence at the SW Corner of the South 1/2 of the NE 1/4 of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama; thence S86'06'30"E for a distance of 938.00*; thence N13'59'07"E for a distance of 515.36' to the POINT OF BEGINNING; thence N80'03'16"W for a distance of 187.75'; thence N09'54'50"E for a distance of 27.96'; thence S80'29'25"E for a distance of 22.33'; thence N05'27'12"E for a distance of 152.11'; thence S88'27'16"E for a distance of 555.00'; thence S01'01'16"E for a distance of 208.08'; thence N81'29'04"W for a distance of 97.60'; thence S12'36'11"W for a distance of 35.84'; thence N83'74'08"W for a distance of 312.72' to the POINT OF BEGINNING. Said Parcel containing 2.72 acres, more or less.

SUBJECT TO a 20' Ingress/Egress Easement, lying 10' either side of and parallel to the following described centerline:

Commence at the SW Corner of the South 1/2 of the NE 1/4 of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama; thence S86'06'30"E for a distance of 938.00; thence N13'59'07"E for a distance of 515.36'; thence N80'03'16"W for a distance of 187.75; thence N09'54'50 E for a distance of 10.00' to the POINT OF BEGINNING OF SAID CENTERLINE; thence S80'03'16"E for a distance of 187.48'; thence S83'14'08"E for a distance of 313.46' to the POINT OF ENDING OF SAID CENTERLINE. **ALSO AND INCLUDING a 20' Access Easement, as recorded in Instrument #20030306000134800, In the Office of the Judge of Probate of Shelby County, Alabama.**

NOTE: \$177,120.00 of the purchase price was obtained by a Purchase Money Mortgage.


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

Deed Ref: Inst 20030306000134800.

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

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 31st day of October, 2025.



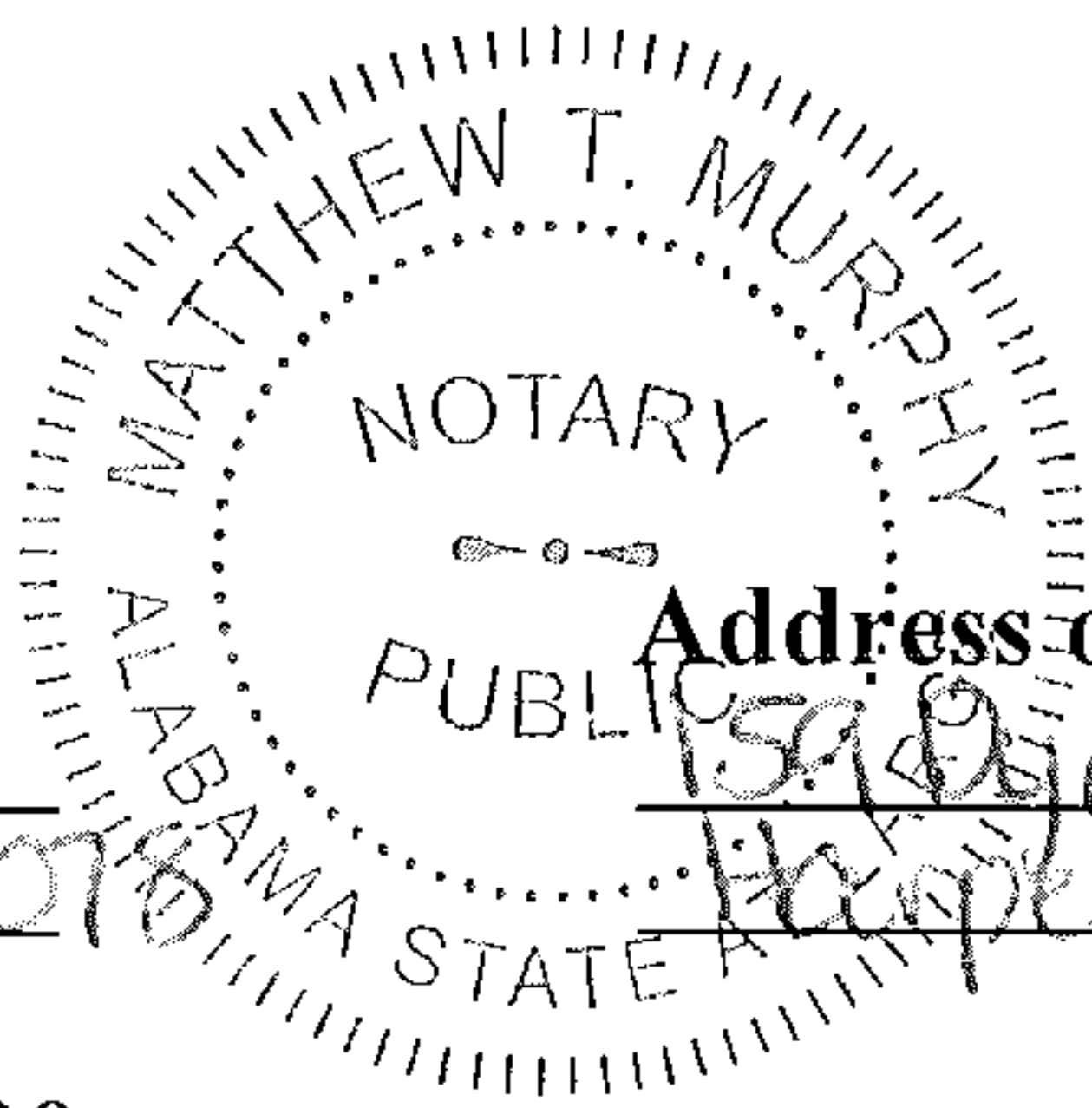
Jack Eldridge Walker

STATE OF Alabama)
)
COUNTY OF Chilton)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Jack Eldridge Walker** is(are) signed to the foregoing conveyance, and who is(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 31 day of October, 2025.



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

Address of Grantee:

181 Dyer Road
Harpersville, AL 35078

Address of Grantor:

159 Dyer Road
Harpersville, AL 35078

Property Address:

181 Dyer Road, Harpersville,
AL 35078

Real Value: \$196,800.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/17/2025 12:37:53 PM
\$225.00 PAYGE
20251117000351170

Allie S. Bayl