

This instrument was prepared by:
Gilmer T. Simmons
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Jeffrey McLeod
P.O. Box 1065
Oakland, FL 34760

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **THREE HUNDRED TWENTY THOUSAND AND 00/100 Dollars (\$320,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

W. Earl Richards Charitable Foundation, Inc., an Alabama Corporation

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Jeffrey McLeod

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

Lot 1-A and Lot 2-A, according to a Resurvey of Lots 1-7, 15 and 16, Saunders Bridge, 1st Sector, as recorded in Map Book 39, Page 90, in the Probate Office of Shelby County, Alabama.

Subject to: (1) 2026 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, its successors and assigns, forever;

And Grantor does for itself and for its successors and assigns covenant with Grantee, his/her heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this 13th day of November, 2025

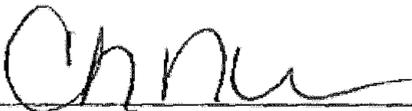
W. Earl Richards Charitable Foundation, Inc., an Alabama Corporation

By:  (SEAL)
Kenneth H. Polk, Director

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, Christy N. Williams a Notary Public in and for said County in said State, hereby certify that Kenneth H. Polk, whose name as Director of the W. Earl Richards Charitable Foundation, Inc., 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, executed the same voluntarily for and as the act of said Corporation.

Given under my hand this 13th day of November, 2025.


Notary Public
My Commission Expires: 11/15/29

