

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

WARRANTY DEED

SEND TAX NOTICES TO:

440 Fiver Dr
Wilsonville, AL 35186

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, in consideration of the sum of ONE HUNDRED TWENTY THREE THOUSAND FIVE HUNDRED AND 00/100(123,500.00) and other valuable considerations to the undersigned GRANTOR(S), **BRAD LITTLETON**, a Married person, in hand paid by the GRANTEE(S), **LUCKY'S TRADING POST LLC, AN ALABAMA LIMITED LIABILITY COMPANY**, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S) my interest in the following described real estate situated in Shelby, Alabama, to wit:

Commence at the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 11, Township 24 North, Range 15 East, Shelby County, Alabama and run thence Easterly along the North line of the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northeast 1/4 of said Section 11 a distance of 1,397.86 feet to a point on the Westerly right of way line of Shelby County Highway No. 71; thence turn 109°48'07" right and run Southwesterly along said right of way line 457.99 feet more or less to a steel rebar corner and the point of beginning of the property, Parcel 1, being described; thence continue along last described course 17.31 feet to point, thence turn 04°36'35" right to chord and continue Southwesterly along said right of way line a chord distance of 171.32 feet to a steel rebar corner; thence turn 62°42'34" right from chord and run Westerly 442.34 feet to a steel rebar corner; thence turn 94°55'56" right and run Northerly 194.36 feet to a steel rebar corner; thence turn 87°54'55" and run Easterly 511.69 feet to the point of beginning, according to the survey of Joseph E. Conn, Jr., dated March 17, 1998, Less and except any portion of subject property lying within a road right of way, all being situated in Shelby County, Alabama.

Prior Deed Reference: Instrument No. 20181120000410760

Subject to Easement - Secondary Facilities by and between Brad Littleton and Ellie Littleton and Alabama Power Company as recorded in 20200327000120970, in the Probate Office of Shelby County, Alabama.

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

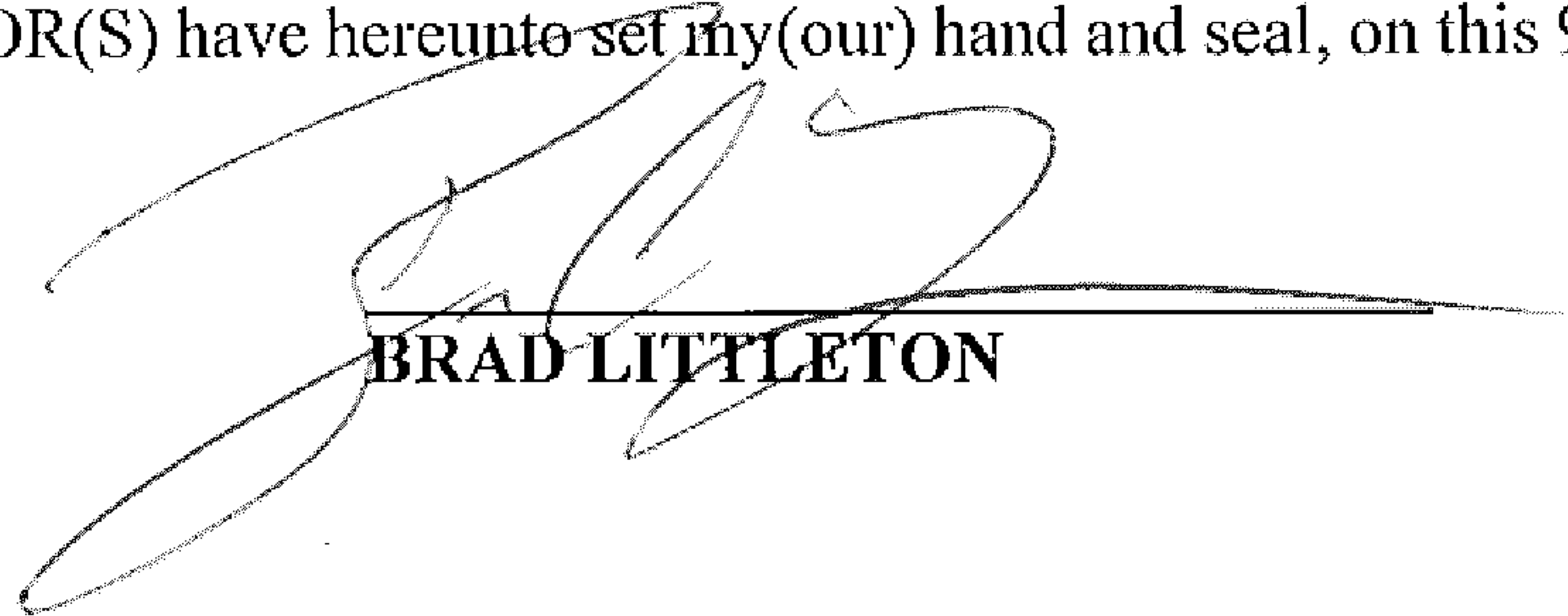
NOTE: \$104,975.00 of the purchase price was obtained by a Purchase Money Mortgage.

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) 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.

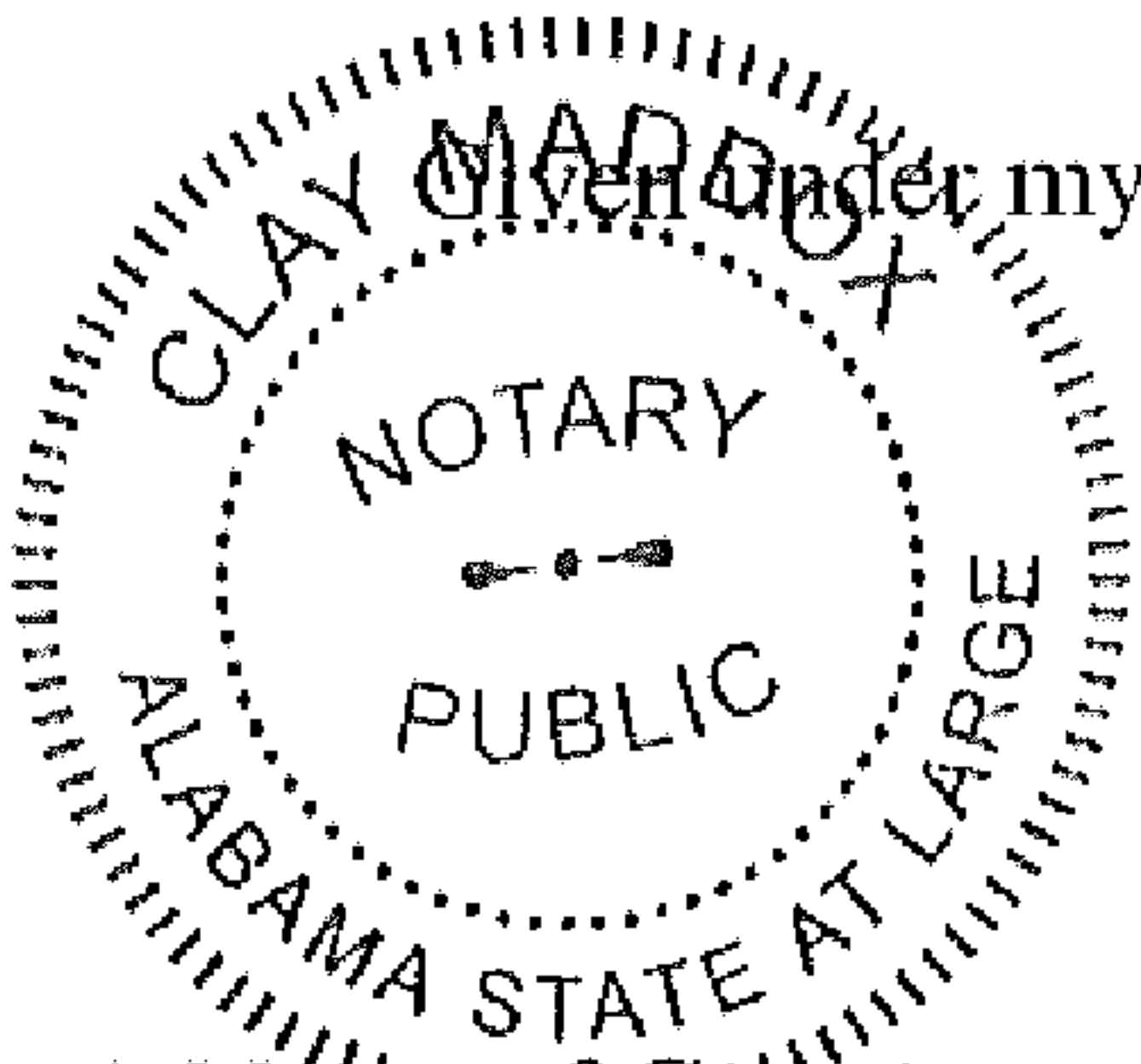
IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 9th day of January, 2026.

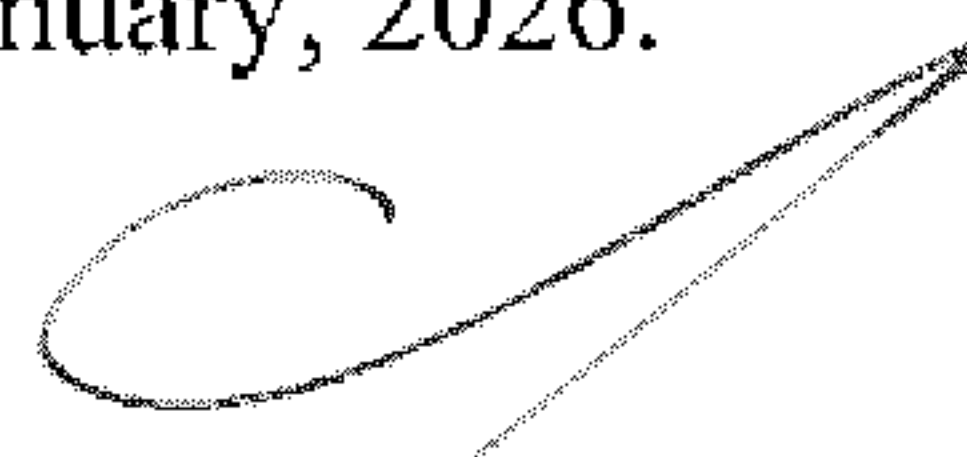

BRAD LITTLETON

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **BRAD LITTLETON** 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.

I have hereunto set my hand and official seal this 9th day of January, 2026.




NOTARY PUBLIC
My Commission Expires: 4-25-27

Address of Grantee:
440 River Dr.
Wilsonville, AL

Address of Grantor:
179 Co Rd 1056
Clanton, AL

Property Address:
4747 Highway 71,
Shelby, AL 35143

Real Value: \$123,500.00 ³⁵¹⁸⁶



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/09/2026 02:28:46 PM
\$44.00 JOANN
20260109000008800

Allie S. Boyd