

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

20260114000013060
01/14/2026 01:56:13 PM
DEEDS 1/4

WARRANTY DEED

SEND TAX NOTICES TO:

2761 Hwy 16
Calera, AL 35040

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, in consideration of the sum of THREE HUNDRED THIRTY THOUSAND AND 00/100 (330,000.00) and other valuable considerations to the undersigned GRANTOR(S), **Darlene Bramlett Littleton**, Executor of Estate of **Linda W. Barrett**, in hand paid by the GRANTEE(S), **Mark S. McGill and Judy M. McGill**, as joint tenants with right of survivorship, 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:

PARCEL 1

Part of the Northwest Quarter of the Northwest Quarter of Section 20, Township 22 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at a railroad iron with "X" being accepted as the northwest corner of the Northwest Quarter of the Northwest Quarter of Section 20, Township 22 South, Range 2 West, Shelby County, Alabama; thence run along the accepted north line of the Northwest Quarter of the Northwest Quarter of said Section 20 a bearing of South 88 degrees, 04 minutes, 51 seconds, East 696.21 feet to a ¾ inch iron pipe, said point being the Point of Beginning; thence run along said north line South 88 degrees, 07 minutes, 21 seconds, East 626.77 feet to a 1 inch iron pipe being accepted as the northeast corner of the Northwest Quarter of the Northwest Quarter of said Section 20; thence run along the east line of the Northwest Quarter of the Northwest of said Section 20 South 00 degrees, 06 minutes, 28 seconds West 626.85 feet to a ½ inch capped rebar (CA-965-LS) on the north right-of-way of Shelby County Road 16; thence run along said north right-of-way North 88 degrees, 23 minutes, 34 seconds, West 68.78 feet to a ½ inch capped rebar (CA-965-LS) at a point of curvature; said curve being a curve to the right, having a radius of 1,766.87 feet, a delta angle of 06 degrees, 34 minutes, 00 seconds, and an arc length of 202.50 feet; thence run a chord bearing of North 85 degrees, 06 minutes, 34 seconds, West and along said curving north right-of-way for a chord distance of 202.39 feet to ½ inch capped rebar (CA-965-LS) at a point of compound curvature, said curve being a curve to the right, having a radius of 2,606.38 feet, a delta angle of 08 degrees, 00 minutes, 23 seconds, and an arc length of 364.20 feet; thence run a chord bearing of North 77 degrees, 49 minutes, 23 seconds, West and along said curving north right-of-way for a chord distance of 363.91 feet to a calculated point; thence run North 00 degrees, 06 minutes, 34, seconds East (and passing thru a ¾ inch iron pipe at 2.20 feet) 551.44 feet to the Point of Beginning.

Said parcel 1 contains 8.69 acres, more or less, less and except any rights-of-way and/or easements of record.

PARCEL 2

Part of the Northwest Quarter of the Northwest Quarter of Section 20, Township 22 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at a railroad iron with "X" being accepted as the northwest corner of the Northwest Quarter of the Northwest Quarter of Section 20, Township 22 South, Range 2 West, Shelby County, Alabama; thence run along the accepted north line of the Northwest Quarter of the Northwest Quarter of said Section 20 a bearing of South 88 degrees, 04 minutes, 51 seconds, East 696.21 feet to a ¾ inch iron pipe; thence run along said north line South 88 degrees, 07 minutes, 21 seconds, East 626.77 feet to a 1 inch iron pipe being accepted as the northeast corner of the Northwest Quarter of the Northwest Quarter of said Section 20; thence run along the east line of the Northwest Quarter of the Northwest of said Section 20 South 00 degrees, 06 minutes, 28 seconds West, 805.47 feet to a ½ inch capped rebar (CA-965-LS) on the flaring south right-of-way of Shelby County Road 16, said point being the Point of Beginning; thence run along said flaring south right-of-way of Shelby County Road 63 North 50 degrees, 48 minutes, 14 seconds, West 161.68 feet to a concrete monument at the point of curvature of said south right-of-way of Shelby County Road 16; said curve being to the right, having a radius of 1,847.61 feet, a delta angle of 04 degrees, 52 minutes, 11 seconds, and an arc length of 157.03 feet; thence run a chord bearing of North 84 degrees, 15 minutes, 40 seconds, West a chord distance of 156.98 feet to ½ inch capped rebar (CA-965-LS) at a point of compound curvature; said curve being a curve to the right, having a radius of 2,687.12 feet, a delta angle of 07 degrees, 13 minutes, 37 seconds, and an arc length of 338.94 feet; thence run a chord bearing of North 78 degrees, 12 minutes, 46 seconds, West and along said curving south right-of-way for a chord distance of 338.72 feet to a ½ inch capped rebar (CA-965-LS) at the intersection of said Shelby County Road 16 and the north right-of-way of Tyewood Drive (Spring Branch Road) a gravel road; thence run South 61 degrees, 06 minutes, 42 seconds, East and along said north right-of-way 194.38 feet a ½ inch capped rebar; thence run South 63 degrees, 04 minutes, 37 seconds, East and along said north right-of-way 216.46 feet to a ½ inch capped rebar (CA-965-LS) at the point of curvature, said curve being a curve to the right, having a radius of 696.51 feet, a delta angle of 16 degrees, 36 minutes, 06 seconds, and an arc length of 201.81 feet; thence run a chord bearing of South 54 degrees, 46 minutes, 35 seconds, East and along said curving north right-of-way for a chord distance of 201.11 feet to ½ inch capped rebar (CA-965-LS) at the point of compound curvature, said curve being a curve to the right, having a radius of 1076.97 feet, a delta angle of 06 degrees, 37 minutes, 29 seconds, and an arc length of 124.52 feet; thence run a chord bearing of South 43 degrees, 09 minutes, 48 seconds, East and along said curving north right-of-way for a chord distance of 124.45 feet to a ½ inch capped rebar (CA-965-LS) on the east line of the Northwest Quarter of the Northwest Quarter of said Section 20; thence run along said east line North 00 degrees, 07 minutes, 28 seconds, East 211.62 feet to the Point of Beginning.

Said parcel 2 contains 1.46 acres, more or less, less and except any rights-of-way and/or easements of record.

All of the above taken from survey by Montgomery and Hinkle, Inc. dated November 24, 2025.

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) 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 2nd day of December, 2025.

Estate of Linda W. Barrett

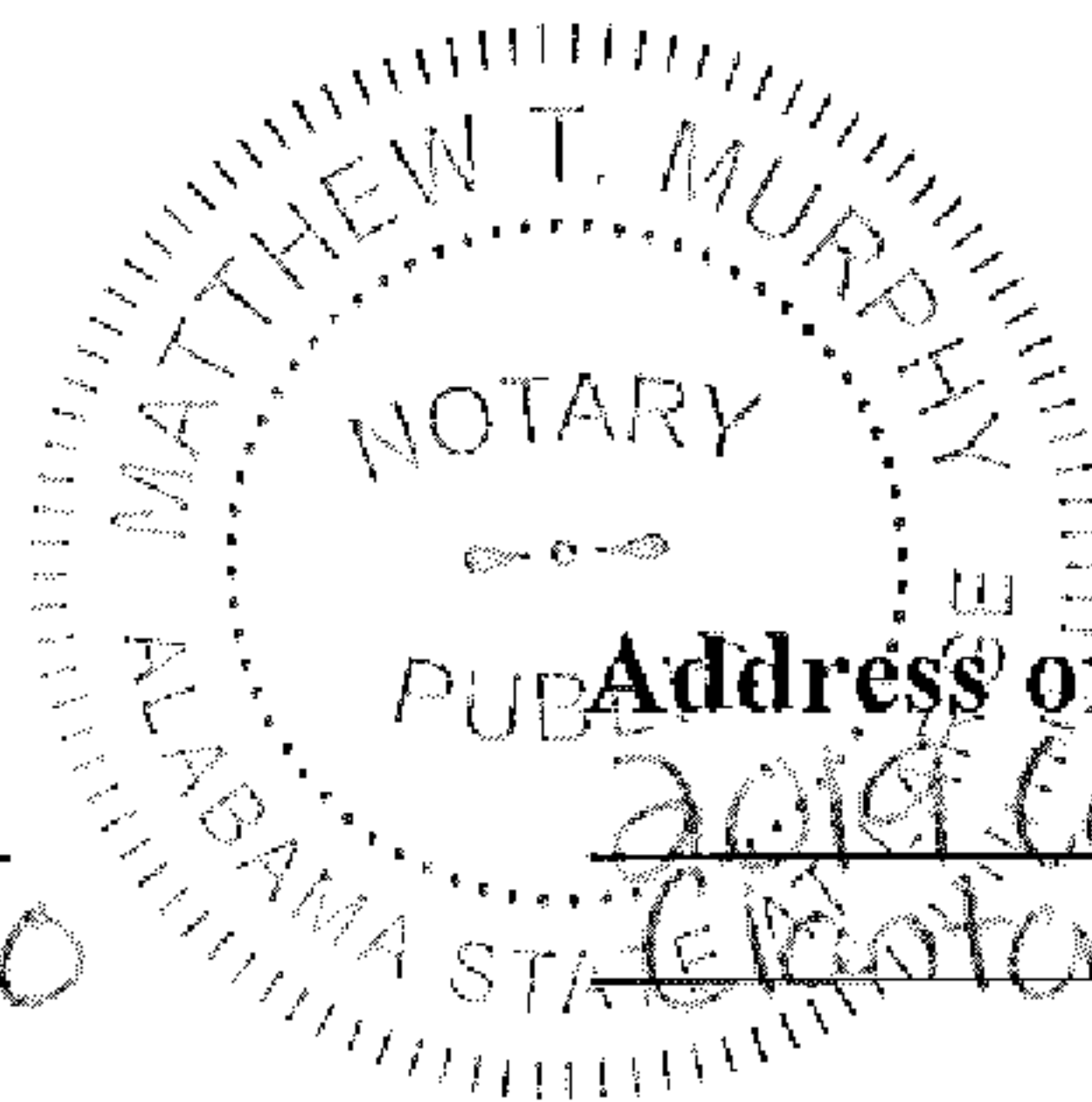
By: *Darlene Bramlett Littleton*

Darlene Bramlett Littleton, Executor

STATE OF ALABAMA)
)
COUNTY OF CHILTON)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Darlene Bramlett Littleton, Executor of Estate of Linda W. Barrett** 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 2nd day of December, 2025.



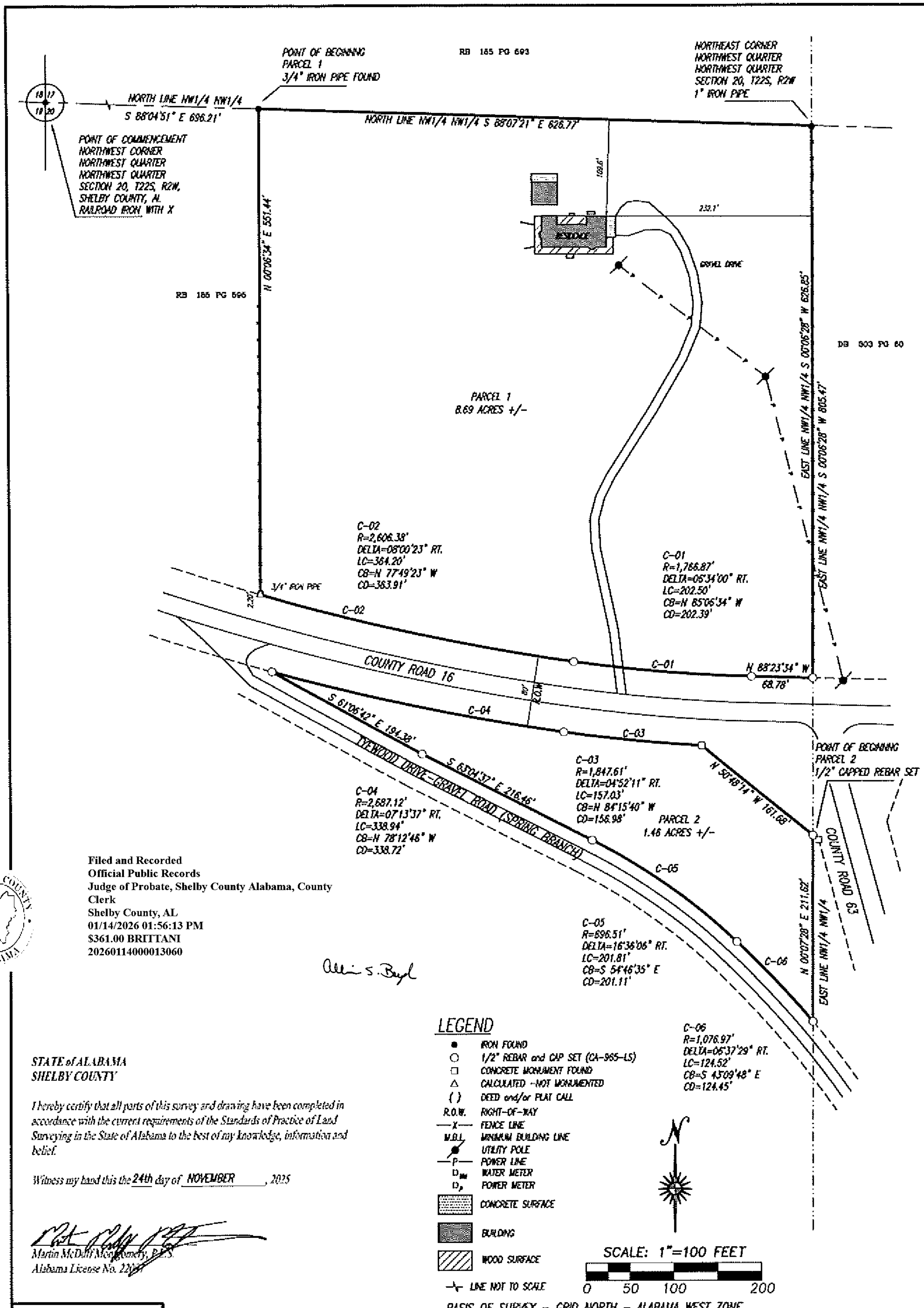
[Signature]
NOTARY PUBLIC
My Commission Expires: 12/3/2025

Address of Grantee:
2761 Hwy 16
Calera, AL 35040

Address of Grantor:
2019 Co Rd 34
Calera, AL 35045

Property Address:
2761 Highway 16, Calera,
AL 35040

Real Value: \$330,000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
01/14/2026 01:56:13 PM
\$361.00 BRITTANI
20260114000013060

Allen S. Bayl

LEGEND

- IRON FOUND
- 1/2" REBAR and CAP SET (CA-985-LS)
- CONCRETE MONUMENT FOUND
- △ CALCULATED - NOT MONUMENTED
- () DEED and/or PLAT CALL
- R.O.W. RIGHT-OF-WAY
- X FENCE LINE
- M.B.L. MINIMUM BUILDING LINE
- U UTILITY POLE
- P POWER LINE
- D_m WATER METER
- D_p POWER METER
- ▨ CONCRETE SURFACE
- BUILDING
- ▨ WOOD SURFACE



SCALE: 1"=100 FEET



LINE NOT TO SCALE
BASIS OF SURVEY - GRID NORTH - ALABAMA WEST ZONE.

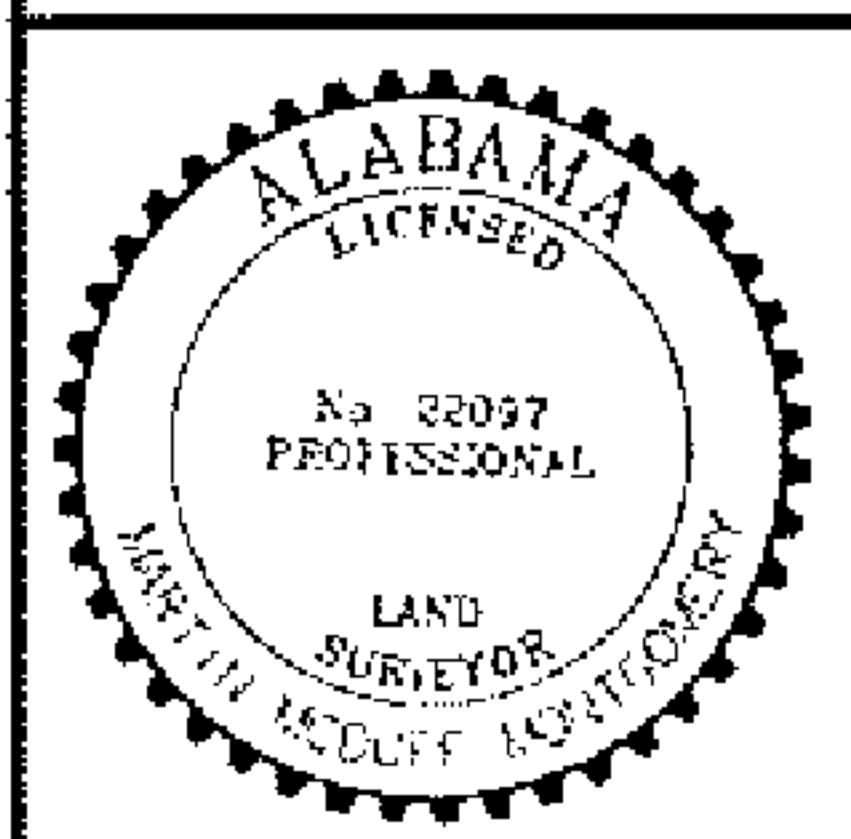


STATE of ALABAMA
SHELBY COUNTY

I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice of Land Surveying in the State of Alabama to the best of my knowledge, information and belief.

Witness my hand this the 24th day of NOVEMBER, 2025

Martin McDuff Montgomery, P.L.S.
Martin McDuff Montgomery, P.L.S.
Alabama License No. 22057



A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 20, TOWNSHIP 22 SOUTH, RANGE 2 WEST SHELBY COUNTY, ALABAMA 10.15 ACRES, MORE OR LESS. SEE ATTACHED DESCRIPTION
ADDRESS: 2700 HIGHWAY 16 GALERA, ALABAMA 35040

Drawn By S.M.B.	Appd. By MMM	Surveyed By K.G.	Field Work 11/2025	Date 11/21/2025
Scale 1"=100'	Source of Information DB 133 PG 823	Survey Type BOUNDARY	Drawing No. 2511-009.dwg	Job No. 2511-009
Montgomery and Hinkle, inc. Professional Land Surveyors marty@mhisurvey.com			203 Hargrove Road East Tuscaloosa, Alabama 35401 OFFICE: 205-248-7398 FAX: 205-248-7398	