

**SEND TAX NOTICE TO:**

Virgil Kevin Gray  
342 Highway 305  
Columbiana, AL 35051

This instrument prepared by:  
Ross Bridge Legal, LLC  
Morgan B. Means  
2301 Grand Avenue, Suite 101  
Hoover, AL 35226

**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **TWO HUNDRED EIGHTY THOUSAND AND 00/100 (\$280,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Harley D. Rogers and Rebekah Rogers, a married couple**, whose address is 1687 Grist Mill Road, Alpine, AL 35014, (hereinafter "Grantor", whether one or more), by **Virgil Kevin Gray, an unmarried woman**, whose address is 342 Highway 305, Columbiana, AL 35051, (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 **Virgil Kevin Gray, an unmarried person**, the following described real estate situated in Shelby County, Alabama, the address of which is **342 Highway 305, Columbiana, AL 35051 to-wit:**

**PARCEL NO. 1:PART OF THE NW 1/4 OF SW 1/4 OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 1 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SW CORNER OF THE SAID NW 1/4 OF SW 1/4 OF SAID SECTION 33 AND RUN NORTH 0 DEGREES 21 MINUTES EAST ALONG THE WEST LINE OF SAID FORTY, A DISTANCE OF 330 FEET TO A POINT; THENCE RUN DUE EAST A DISTANCE OF 264 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE DUE EAST A DISTANCE OF 396 FEET TO A POINT; THENCE SOUTH 0 DEGREES 21 MINUTES WEST AND PARALLEL TO THE WEST LINE OF SAID FORTY A DISTANCE OF 330 FEET; THENCE DUE WEST A DISTANCE OF 396 FEET TO A POINT; THENCE NORTH 0 DEGREES 21 MINUTES EAST AND PARALLEL TO THE WEST LINE OF SAID FORTY A DISTANCE OF 330 FEET; THENCE DUE WEST A DISTANCE OF 330 FEET TO THE POINT OF BEGINNING, SITUATED IN SHELBY COUNTY, ALABAMA.PARCEL NO. 2:PART OF THE NW 1/4 OF SW 1/4, SECTION 33, TOWNSHIP 21 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 33; THENCE NORTH 0 DEGREES 21 MINUTES EAST ALONG THE WEST LINE OF SAID FORTY, 330.0 FEET TO THE PLACE OF BEGINNING; THENCE FROM THE PLACE OF BEGINNING AND CONTINUING, NORTH 0 DEGREES 21 MINUTES EAST ALONG THE WEST LINE OF SAID FORTY, 335.46 FEET; THENCE DUE EAST 1320.0 FEET; THENCE SOUTH 0 DEGREES 21 MINUTES WEST 665.46 FEET TO THE SOUTH LINE OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 33; THENCE DUE WEST ALONG THE SOUTH LINE OF SAID FORTY 660 FEET; THENCE NORTH 0 DEGREES 21 MINUTES EAST 330 FEET; THENCE DUE WEST 660.0 FEET TO THE PLACE OF BEGINNING, SITUATED IN 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 \$0.00 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 30th day of January, 2026.

  
\_\_\_\_\_  
**Harley D. Rogers**

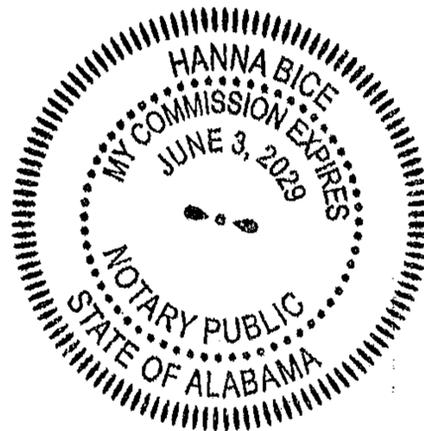
  
\_\_\_\_\_  
**Rebekah Rogers**

STATE OF ALABAMA  
COUNTY OF ST. CLAIR

I, the undersigned Notary Public in and for said County and State, hereby certify that Harley D. Rogers and Rebekah Rogers 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 30th day of January, 2026.

  
\_\_\_\_\_  
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**  
**01/30/2026 12:41:45 PM**  
**\$305.00 BRITTANI**  
**20260130000028650**

