

Prepared by:
Ed Reisinger
Kudulis, Reisinger & Price, LLC
PO Box 653
Birmingham, AL 35201

Send Tax Notice to:
Joel L. Richey
PO Box 480
Chelsea, AL 35043

CORPORATE WARRANTY DEED

State of Alabama
County of Shelby

That in consideration of the sum of SEVEN HUNDRED FORTY NINE THOUSAND SEVEN HUNDRED FORTY FIVE AND 00/100 (\$749,745.00) and other good and valuable consideration to the undersigned grantor, **TCC Inc., an Alabama Corporation** (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does hereby these presents, GRANT, BARGAIN, SELL and CONVEY unto **Joel L. Richey** (herein referred to as GRANTEE(S), whether one or more), in fee simple, and subject to all the provisions contained in this warranty deed, the following described real estate, situated in Shelby County, Alabama, to-wit:

From the NW corner of the SW 1/4 of the NE 1/4 of Section 21, Township 19 South, Range 1 East, run southwardly along the west line of said 1/4-1/4 a distance of 420.80 feet to the point of beginning; thence continue in a straight line along said 1/4-1/4 a distance of 562.00 feet; thence left 100 degrees 08' a distance of 308.00 feet; thence right 101 degrees 12' a distance of 40.00 feet; thence left 119 degrees 44' a distance of 4.0 feet; thence left 10 degrees 00' a distance of 146.0 feet; thence left 50 degrees 27' a distance of 441.66 feet; thence left 89 degrees 06' left 420.47 feet to the point of beginning herein described.

A PARCEL OF LAND LYING IN-THE SOUTHEAST 1/4 OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND " OPEN TOP PIPE BEING THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA AND RUN S 01°28'20"W FOR A DISTANCE OF 421.15' TO A FOUND CONCRETE POST; THENCE RUN S 01°18'14"W FOR A DISTANCE OF 345.81' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA- 1084-1.S" AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUNS 01°18'14"W FOR A DISTANCE OF 30.29' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN N 22°32'40"W FOR A DISTANCE OF 27.69' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN N 67°22'40"E FOR A DISTANCE OF 12.25' TO THE POINT OF BEGINNING.

LESS AND EXCEPT

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 1" OPEN TOP PIPE BEING THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA AND RUNS 01°28'20"W FOR A DISTANCE OF 421.15 TO A FOUND CONCRETE POST; THENCE RUN S 01°18'14"W FOR A DISTANCE OF 315.52' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA- 1084-LS" AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE LAST DESCRIBED COURSE § 01°18'14"W FOR A DISTANCE OF 30.29' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN N 25°09'08"E FOR A DISTANCE OF 27.69' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN N 64°46'12"W FOR A DISTANCE OF 12.25' TO THE POINT OF BEGINNING.

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

Easement for access and utilities between TCC Inc and Joseph Shelton Smith recorded in Instrument # 20250604000170830.

Easement - Distribution Facilities granted to Alabama Power Company recorded in Instrument # 20250619000187830.

Easement - Distribution Facilities granted to Alabama Power Company recorded in Instrument # 20260303000060580.

\$689,745.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

This property does not constitute the homestead of the Grantor(s).

TO HAVE AND TO HOLD unto said Grantee(s), and the heirs and assigns of said Grantee(s), in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee(s), for the Grantor(s), and for the successors and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), Grantee's heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said TCC Inc. by its Officer, who is authorized to execute this conveyance, has hereto set signature and seal, this the 11th day of March, 2026.

TCC Inc., an Alabama Corporation

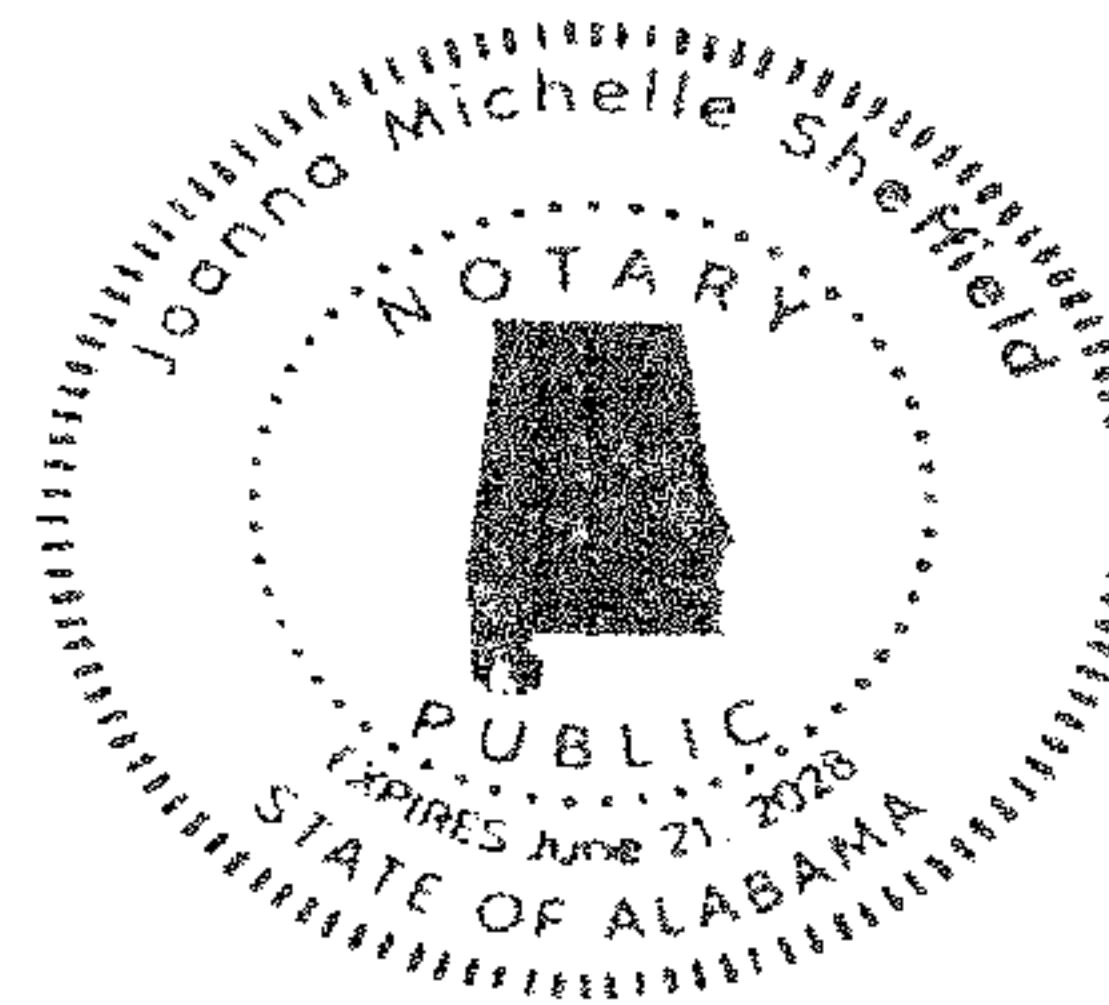
By: William Marbury McCullough
William Marbury McCullough, President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William Marbury McCullough, whose name as President of TCC Inc., a corporation, 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 11th day of March, 2026.

Joanna Michelle Sheffield
Notary Public



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	<u>TCC Inc.</u>	Grantee's Name	<u>Joel L. Richey</u>
Mailing Address	<u>6378 hwy 63 south</u> <u>Alexander City, AL 35010</u>	Mailing Address	<u>PO Box 480</u> <u>Chelsea, AL 35043</u>
Property Address	<u>55 Rich Road</u> <u>Sterrett, AL 35147</u>	Date of Sale	<u>03/11/2026</u>
		Total Purchase Price	<u>\$749,745.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)
(Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input type="checkbox"/> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

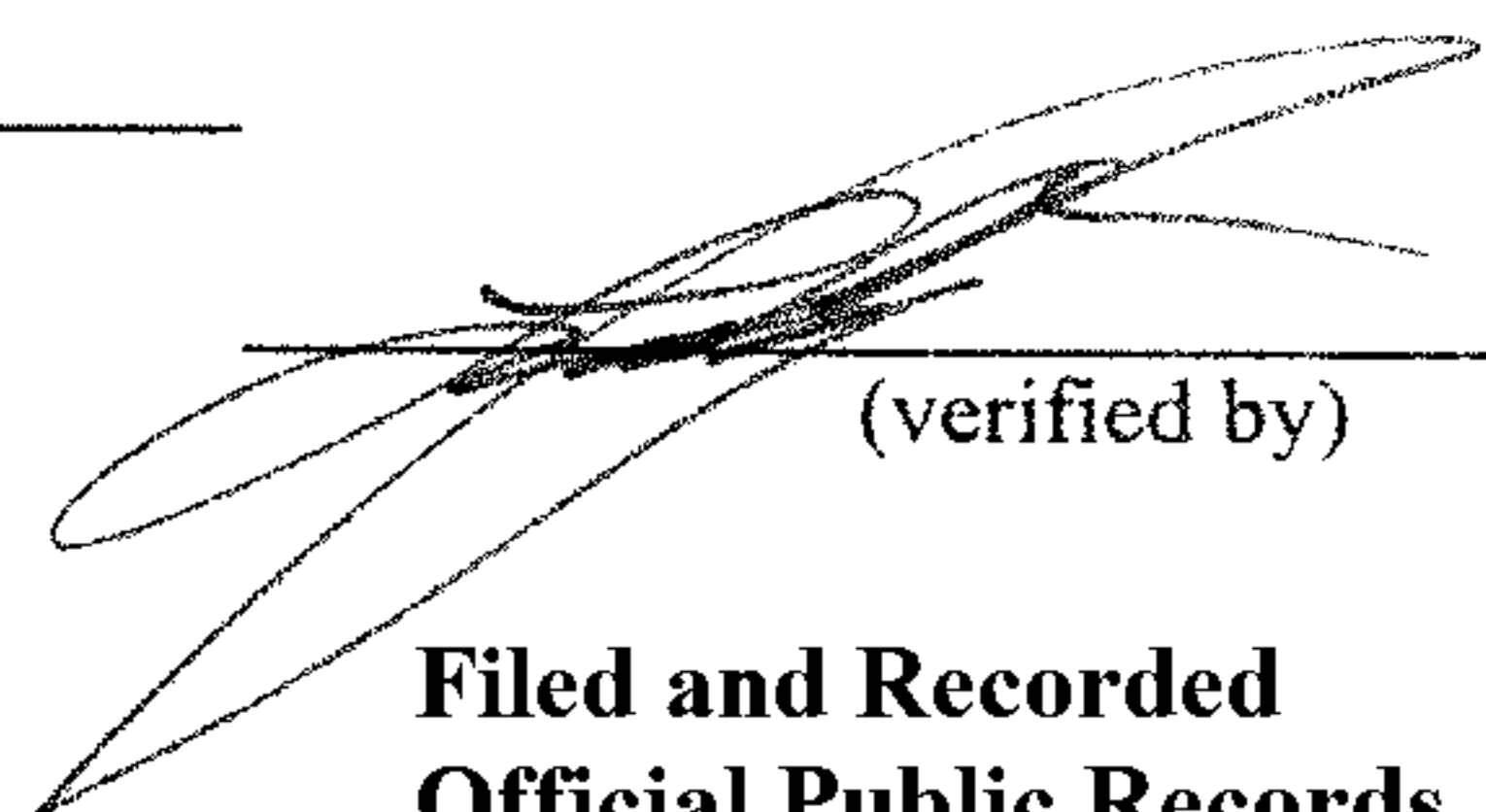
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 03/11/2026

Print Joel L Richey

Unattested

Sign _____



(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/12/2026 08:27:50 AM
\$88.00 JOANN
20260312000072130

Form RT-1

Allie S. Beyl