

**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) \_\_\_\_\_  
(Address) \_\_\_\_\_

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Al. 35051

Form 1-1-27 Rev. 1-44

**WARRANTY DEED**—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA  
Shelby COUNTY

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Five Hundred and no/100 -----dollars

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we,

Jemmy Yang and wife, Donna Yang

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Bobby Leach and Boles Pegues, III

(herein referred to as grantees, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:  
Inst # 1997-10147

04/02/1997-10147  
03:48 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 11.50

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to restrictions, easements and rights of way of record.

Jemmy Yang and Chu Min Yang are one and the same person.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this \_\_\_\_\_ day of \_\_\_\_\_, 19 97.

(Seal)

Jemmy Yang

(Seal)

(Seal)

Donna Yang

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, \_\_\_\_\_ the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jemmy Yang and Donna Yang whose names are signed to the foregoing conveyance, and who 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 2 day of April, A. D., 19 97

MY COMMISSION EXPIRES AUGUST 14, 1999

Notary Public

Inst # 1997-10147

**PARCEL I:**

A part of the NW 1/4 of the SW 1/4 of NE 1/4 of Section 16, Township 22 South, Range 2 West, described as follows:

Commence at the Southwest corner of the SW 1/4 of the NE 1/4 of Section 16, Township 22 South, Range 2 West; thence northerly 668.52 feet along the west boundary of said SW 1/4 of the NE 1/4 to the Southwest corner of the NW 1/4 of the SW 1/4 of the NE 1/4 of said Section 16; thence right 89 degrees 14 minutes 42 seconds, easterly 353.11 feet to intersection of the south boundary of said NW 1/4 of the SW 1/4 of the NE 1/4 with the easterly right of way of U.S. Highway 31, said point being the Point of Beginning; thence continue along the previously described course 79.80 feet more less to the easterly abandoned right of way of the Old Birmingham Road; thence left 89 degrees 17 minutes 15 seconds northerly 167.79 feet along said right of way to a point on the easterly right of way of an existing dirt county road, said point being the beginning of a curve to the right, concave to the northwest, having a radius of 75.00 feet; thence left 180 degrees 00 minutes 0 seconds to a line tangent to said curve; thence right through a central angle of 102 degrees 56 minutes 49 seconds south and westerly 134.76 feet along said curve to the point of tangency; thence northwesterly 26.25 feet along said tangent southerly right of way to its intersection with the easterly right of way of U.S. Highway 31; thence left 102 degrees 31 minutes 00 seconds southeasterly 109.33 feet along said right of way to the Point of Beginning.

**PARCEL II:**

A part of the NW 1/4 of the SW 1/4 of the NE 1/4 of Section 16, Township 22 South, Range 2 West, described as follows:

Commence at the southwest corner of the SW 1/4 of NE 1/4 of Section 16, Township 22 South, Range 2 West; thence northerly a distance of 668.52 along the West boundary of said SW 1/4 of the NE 1/4 to the southwest corner of the NW 1/4 of the SW 1/4 of the NE 1/4 of said Section 16; thence right 00 degrees 07 minutes 33 seconds, continue 469.00 feet along said west boundary; thence right 89 degrees 16 minutes 18 seconds, easterly 186.02 feet to a point on the easterly right of way line of U.S. Highway 31, said point being the point of beginning; thence continue easterly 227.09 feet along the previously described course to the westerly prescriptive right of way line of a dirt road known as Birmingham Road; thence right 92 degrees 39 minutes 24 seconds southerly 215.95 feet along said westerly right of way; thence left 01 degree 56 minutes 39 seconds southerly 85.47 feet along said line to the beginning of a curve to the right having a radius of 50.00 feet; thence right through a central angle of 102 degrees 56 minutes 49 seconds, an arc distance of 89.84 feet along said curved right of way to the point of tangency; thence northwesterly 44.84 feet along said tangent line to a point on the easterly right of way of U.S. Highway 31, said right of way being 130 feet from the centerline of said highway; thence right 55 degrees 29 minutes 34 seconds, northwesterly 90.23 feet along said right of way to the beginning of a curve to the right, 130 feet right of centerline station 187+32.6, having a radius of 2,161.83 feet; thence right through a central angle of 97 degrees 04 minutes 03 seconds an arc distance of 266.67 feet along said curved right of way to the point of beginning.

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