

This instrument was prepared by

SEND TAX NOTICE TO:

✓ A. VINCENT BROWN, JR.  
510 North 18th Street  
Bessemer, AL 35020

CHARLES R. MILLER  
21066 HIGHWAY 25  
COLUMBIANA, AL 35051

File #2005-8

WARRANTY DEED

Inst • 2000-20268

06/19/2000-20268  
08:45 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
100 WFS 153.50

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED THIRTY NINE THOUSAND SIX HUNDRED FIFTY DOLLARS and 00/100 (\$139,650.00) DOLLARS and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, JESSIE M. MORSON and wife, JANET ELAINE MORSON (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto CHARLES R. MILLER (herein referred to as grantee, whether one or more), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

LEGAL DESCRIPTION IS ATTACHED HERETO, MADE A PART HEREOF, INCORPORATED HEREIN, AND MARKED "EXHIBIT A".

SUBJECT TO:

1. Taxes for the year beginning October 1, 1999, which constitutes a lien but are not yet due and payable until October 1, 2000
2. Transmission Line Permits to Alabama Power Company as shown by instruments recorded in Deed Book 80, Page 204; Deed Book 123, Page 41, and Deed Book 121, Page 46, in said Probate Office.
3. Right of Ways granted to Shelby County by instruments recorded in Deed Book 86, Page 267, and Deed Book 321, Page 63, in said Probate Office.
4. Road Maintenance Agreement as set out in Inst. #1994-6034 in said Probate Office.
5. Beneficial Right of Others to use of Easement as set out in Exhibit "A" attached.
6. Rights of others to use of gravel road as shown on survey by Steve M. Allen dated April 14, 2000.
7. Encroachment of gravel road off of the easement as shown on survey by Steven M. Allen dated April 14, 2000.

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we, JESSIE M. MORSON and JANET ELAINE MORSON  
hereunto set our hands and seals this 8th day of June, 2000

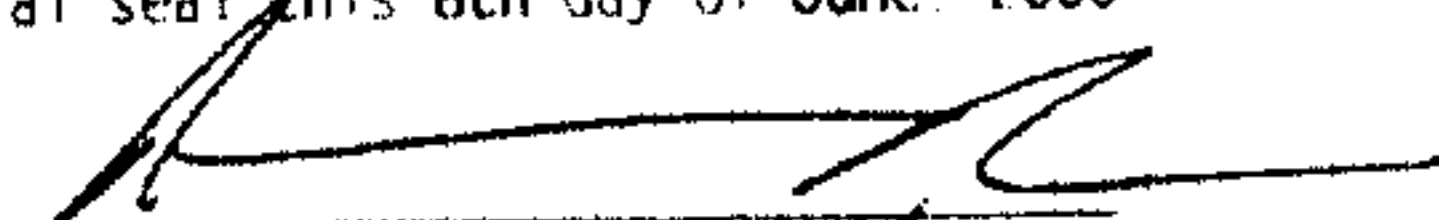
  
JESSIE M. MORSON

  
JANET ELAINE MORSON

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that JESSIE M. MORSON and wife, JANET ELAINE MORSON 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 8th day of June, 2000

  
Notary Public

My commission expires: 11-29-2003

*Handwritten mark*

EXHIBIT "A"

Begin at the NW corner of the NW 1/4 of the NW 1/4 of Section 34, Township 21 South, Range 1 West, thence run South 00 deg. 19 min. 29 sec. West along the West line of said 1/4 1/4 and the West line of the SW 1/4 of the NW 1/4 for 2639.91 feet to the SW corner of said SW 1/4 of the NW 1/4; thence run South 89 deg. 10 min. 14 sec. East, along the South line of said 1/4 1/4 for 1005.15 feet to a found iron; thence run North 00 deg. 22 min. 19 sec. East for 670.81 feet to a found iron; thence run North 00 deg. 19 min. 23 sec. East for 669.33 feet, thence run North 89 deg. 40 min. 46 sec. East for 324.85 feet to the prorated SE corner of the NW 1/4 of the NW 1/4; thence run North 00 deg. 20 min. 24 sec. East along the East line of said 1/4 1/4 for 1446.66 feet to the found Northeast corner of said 1/4 1/4; thence run South 88 deg. 31 min. 49 sec. West for 1331.48 feet to the point of beginning; being situated in Shelby County, Alabama

ALSO the Beneficial Right to use a 60 foot easement for ingress and egress as follows  
The South 60 feet of the SE 1/4 of the NW 1/4 lying West of Alabama Highway No. 25, and the South 60 feet of the East 325 feet of the SW 1/4 of the NW 1/4, all lying in Section 34, Township 21 South, Range 1 West, Shelby County, Alabama; being situated in Shelby County, Alabama

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