

**WARRANTY DEED**

This instrument was prepared by:  
NAME: B. CHRISTOPHER BATTLES  
3150 HIGHWAY 52 WEST  
PELHAM, AL. 35124

SEND TAX NOTICE TO:  
NAME: Matthew J. Hutsenpiller  
ADDRESS: 549 Hwy 35  
Pelham, AL 35124

THE STATE OF ALABAMA  
SHELBY COUNTY

Know All Men by These Presents: That in consideration of **One hundred twenty eight thousand thousand dollars (\$128,000.00)** Stephen Ray Freeman and Lori Freeman, married (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Matthew J. Hutsenpiller**, (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See attached Exhibit "A".

Inst # 2000-34869

10/04/2000-34869  
08:42 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CJ1 15.50

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

\$126,953.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.


And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, I (we) have hereunto set my (our) hand(s) and seal(s) this 29<sup>th</sup> day of September, 2000.

\_\_\_\_\_  
Witness


\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
**STEPHEN RAY FREEMAN** (Seal)

  
\_\_\_\_\_  
**LORI FREEMAN** (Seal)

STATE OF ALABAMA  
SHELBY COUNTY

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that **Stephen Ray Freeman and Lori Freeman** whose name(s) 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 this conveyance, he/she/they executed the same voluntarily on the day the same bears date.  
Given under my hand and official seal, this 29<sup>th</sup> day of September, 2000.

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: 2-25-01

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land situated in the N 1/2 of the NE 1/4 of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Northeast corner of Section 24, Township 20 South, Range 3 West; thence run West along the North line of said Section a distance of 205.39 feet to the centerline of Fungo Road; thence turn an angle of 56 deg. 29 min. to the left and run along said centerline a distance of 439.56 feet; thence turn an angle of 90 deg. 00 min. to the right and run a distance of 40.00 feet to the right of way line of Fungo Road and the point of beginning; thence turn an angle of 90 deg. 00 min. to the left and run along said right of way line a distance of 100.0 feet; thence turn an angle of 89 deg. 50 min. to the right and run a distance of 199.71 feet; thence turn an angle of 89 deg. 44 min. to the right and run a distance of 100.0 feet; thence turn an angle of 90 deg. 16 min. to the right and run a distance of 200.47 feet to the point of beginning; being situated in Shelby County, Alabama.

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