

This instrument was prepared by:  
(Name) Joseph E. Walden  
(Address) P.O. Box 1610  
Alabaster, AL 35007

Send Tax Notice to:  
(Name) James Timothy Curtis  
(Address) 110 Bolton Lane  
Columbiana, AL 35051

Inst # 2000-44913

**WARRANTY DEED**

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIVE HUNDRED and no/100s (\$500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the **GRANTEES** herein, the receipt whereof is acknowledged, we, James Timothy Curtis and wife, Donna G. Curtis

(herein referred to as grantors) do grant, bargain, sell and convey unto James Timothy Curtis

(herein referred to as **GRANTEE**, whether one or more) the following described real estate, situated in Shelby County, Alabama to-wit:

Commence at the NE corner of the NW 1/4 of the SE 1/4 of Section 25, Township 21 South, Range 1 West; thence run Westerly along the north line of said 1/4 -1/4 and the north line of the NE 1/4 of the NW 1/4 for 2285.43 feet; thence 100 degrees 28 minutes left run Southeasterly for 1234.53 feet to the northerly line of Bolton Lane; thence 100 degrees 18 minutes right run Westerly along said R/W of Bolton Lane for 667.05 feet to the Point of Beginning; thence continue last described course for 225.0 feet; thence 90 degrees 00 minutes right run Northerly for 250.00 feet; thence 90 degrees 00 minutes right run Easterly for 150.0 feet; thence 90 degrees 00 minutes right run Southerly for 50.00 feet; thence 90 degrees 00 minutes left run Easterly for 75.00 feet; thence 90 degrees 00 minutes right run Southerly for 200.0 feet to the Point of Beginning.  
According to the survey of Thomas E. Simmons, LS# 12945, dated April 10, 1995.

Subject to that certain Mortgage from James Timothy Curtis and wife, Donna G. Curtis to Coats & Co., Inc., Instrument number 04/26/1995 - 10904 recorded in the Office of the Probate Judge of Shelby County, Alabama.  
Subject to Ad Valorem taxes for the year 2000 and subsequent years not yet due and payable.  
Subject to covenants and restrictions, building lines, easements and rights of way of record.  
Subject to Mineral and Mining rights of record and all rights and privileges incident thereto.  
Subject to applicable subdivision and zoning regulations.

This deed has been prepared without benefit of title examination or abstract at the request of the Grantee and Grantor.

This instrument prepared without evidence of title condition. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the prepared of this instrument.

**TO HAVE AND TO HOLD**, To the said **GRANTEE**, his, her or their heirs, or its successors and assigns forever.

And I(we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE**, his, hers or their heirs and assigns, or its successors 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 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, or its successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, we have hereunto set our hand(s) and seal(s), this \_\_\_\_\_ day of December, 2000.

WITNESS  
Donna G. Curtis (Seal) James Timothy Curtis

STATE OF ALABAMA  
SHELBY COUNTY

I, Laurie A. Walden, a Notary Public in and for said County, in said State, hereby certify that James Timothy Curtis and Donna G. Curtis whose name 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 have Executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21<sup>ST</sup> day of December, 2000.

MY COMMISSION EXPIRES JULY 10, 2001

My Commission Expires:

Laurie A. Walden  
Notary Public  
12/27/2000-44913  
01:38 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 C31 11.50