

SEND TAX NOTICE TO:  
Address: Bobby Ray Ellison  
Post Office Box 433  
Pelham, AL 35214

This Instrument was prepared by:  
WALLACE, ELLIS, FOWLER & HEAD  
P. O. Box 587  
Columbiana, AL 35051

**WARRANTY DEED**

**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **FIVE HUNDRED FOURTEEN THOUSAND THREE HUNDRED FIFTEEN AND 20/100 (\$514,315.20) DOLLARS and other good and valuable considerations** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Page H. Seier, a widow, and George F. Seier, Jr., as Trustee of the "Family Trust" as established under the will of George F. Seier, Sr., deceased, Probate Docket 33, page 138, in the Probate Office of Shelby County, Alabama** (herein referred to as grantors) do grant, bargain, sell and convey unto **Bobby Ray Ellison** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Property being described on Exhibit "A" attached hereto and made part and parcel hereof and incorporated by reference as fully as if set out herein, which said exhibit is signed for the purpose of identification.

Subject to the following:

1. Transmission line permits to Alabama Power Company as recorded in Deed Book 130, Page 185; Deed Book 130, Page 215; Deed Book 138, Page 155; and Deed Book 138, Page 198, in the Probate Office.
2. Easement to South Central Bell as recorded in Deed Book 336, page 238, in Probate Office.
3. Right of way to Shelby County as recorded in Deed Book 296, page 17 in Probate Office.
4. Right of way Warren & Adams as shown in Deed Book 15, Page 60, in Probate Office.
5. Right of way to Longview Lime as recorded in Deed Book 17, Page 132; and Deed Book 60, Page 109, in the Probate Office.
6. Water rights as shown in deed recorded in Deed Book 60, Page 109, in Probate Office.

Page H. Seier is the surviving grantee in that certain deed recorded in Deed Book 185, page 357, in the Probate Office of Shelby County, Alabama, the other grantee, George F. Seier, having died on or about the 27th day of September, 1994.

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

And we do for ourselves and for our heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have hereunto set our hands and seals, this 5<sup>th</sup> day of September, 2001.

Page H. Seier (SEAL)  
Page H. Seier

George F. Seier, Jr. (SEAL)  
George F. Seier, Jr., as Trustee of the "Family Trust" as established under the will of George F. Seier, Sr., deceased, Probate Docket 33, page 138, in the Probate Office of Shelby County, Alabama

Inst # 2001-39073  
09/11/2001-39073  
10:55 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
004 MSB 534.50

STATE OF ALABAMA  
AUTAUGA COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Page H. Seier, a widow** whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of August, 2001.

Conrad H. Fowler Jr.  
Notary Public

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **George F. Seier, Jr., as Trustee of the "Family Trust" as established under the will of George F. Seier, Sr., deceased, Probate Docket 33, page 138, in the Probate Office of Shelby County, Alabama** and whose name 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, in his capacity as such Trustee executed the same voluntarily with full authority on the day the same bears date.

Given under my hand and official seal this 5th day of September, 2001.

Conrad H. Fowler Jr.  
Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 5:

Commence at the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 16, Township 21 South, Range 2 West, Shelby County, Alabama, and run thence South 89 degrees 11 minutes 21 seconds East along the South line of said Quarter-Quarter a distance of 195.58 feet to a point; thence run North 22 degrees 43 minutes 22 seconds East a distance of 50.43 feet to a rebar corner on the Easterly margin of Camp Branch Road in a curve to the right having a radius of 255.0 feet and the point of beginning of the property being described; thence run Northwesterly along the arc of said curve an arc distance of 105.65 feet to the P.T. of said curve; thence run North 02 degrees 42 minutes 12 seconds West along the East margin of Camp Branch Road a tangent distance of 325.75 feet to the P.C. of a curve to the right having a radius of 255.0 feet; thence run Northerly along the arc of said curve an arc distance of 38.88 feet to the P.T. of said curve; thence run North 06 degrees 01 minutes 59 seconds East a tangent distance of 188.57 feet to the P.C. of a curve to the right having a radius of 255.0 feet; thence run Northeasterly along the arc of said curve an arc distance of 55.52 feet to the P.T. of said curve; thence run North 18 degrees 30 minutes 32 seconds East a tangent distance of 192.50 feet to the P.C. of a curve to the right having a radius of 255.0 feet; thence run Northeasterly along the arc of said curve an arc distance of 59.52 feet to the P.T. of said curve; thence run North 31 degrees 52 minutes 56 seconds East along the East margin of Camp Branch Road a tangent distance of 266.45 feet to a point; thence run North 69 degrees 56 minutes 53 seconds East along the Southerly margin of Camp Branch Circle a distance of 29.17 feet to the P.C. of a curve to the left having a radius of 295.00 feet; thence run Northeasterly along the arc of said curve an arc distance of 127.03 feet to the P.T. of said curve; thence run North 45 degrees 16 minutes 33 seconds East along said margin of said Camp Branch Circle a distance of 23.74 feet to a rebar corner on the North line of the Northwest Quarter of the Northwest Quarter of said Section 16, Township 21 South, Range 2 West; thence run South 89 degrees 38 minutes 11 seconds East along said Quarter-Quarter line a distance of 525.55 feet to a rebar corner; thence run South 00 degrees 07 minutes 10 seconds East a distance of 1309.02 feet to a rebar corner on the Northerly margin of Camp Branch Circle; thence run South 89 degrees 32 minutes 53 seconds West along said margin of said road a distance of 203.60 feet to a rebar corner; thence run North 04 degrees 04 minutes 44 seconds East a distance of 272.76 feet to a rebar corner; thence run North 81 degrees 35 minutes 27 seconds West a distance of 257.03 feet to a rebar corner; thence run North 00 degrees 44 minutes 03 seconds West a distance of 259.27 feet to a rebar corner; thence run South 89 degrees 35 minutes 52 seconds West a distance of 220.09 feet to a rebar corner; thence run South 02 degrees 56 minutes 11 seconds West a distance of 89.48 feet to a rebar corner; thence run South 28 degrees 10 minutes 41 seconds West a distance of 231.03 feet to a rebar corner; thence run South 22 degrees 03 minutes 38 seconds West a distance of 239.21 feet to a rebar corner; thence run South 70 degrees 53 minutes 40 seconds West a distance of 36.16 feet to the point of beginning.

Signed for Identification:

Page H. Seier (SEAL)  
Page H. Seier

George F. Seier, Jr. (SEAL)  
George F. Seier, Jr., as Trustee of the "Family Trust" as established under the will of George F. Seier, Sr., deceased, Probate Docket 33, page 138, in the Probate Office of Shelby County, Alabama



## EXHIBIT "A"

09/11/2001-39073  
 LEGAL DESCRIPTION, CONTINUED 55 AM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE  
 004 MSB 534.50

## PARCEL 6:

Beginning at the Northeast corner of the Northeast Quarter of the Northwest Quarter of Section 16, Township 21 South, Range 2 West, Shelby County, Alabama, and run thence North 89 degrees 38 minutes 11 seconds West along the North line of said Northwest Quarter a distance of 1,514.57 feet to a rebar corner; thence run South 00 degrees 07 minutes 10 seconds East a distance of 616.51 feet to a rebar corner; thence run South 89 degrees 32 minutes 03 seconds East a distance of 1,283.87 feet to a rebar corner on the West margin of Camp Branch Circle; thence run North 13 degrees 48 minutes 13 seconds East along the West margin of said road a distance of 98.14 feet to the P.C. of a curve to the right having a radius of 620.0 feet; thence run Northeasterly along the arc of said curve an arc distance of 231.26 feet to the P.T. of said curve; thence run North 35 degrees 10 minutes 30 seconds East along said margin of said Road a distance of 202.14 feet to a rebar corner on the East line of said Quarter-Quarter Section; thence run North 02 degrees 13 minutes 47 seconds West along said Quarter-Quarter Section line a distance of 131.21 feet to the point of beginning.

## PARCEL 7:

Commence at the Northeast corner of the Northeast Quarter of the Northwest Quarter of Section 16, Township 21 South, Range 2 West, Shelby County, Alabama and run thence North 89 degrees 38 minutes 11 seconds West along the North line of said Northwest Quarter a distance of 1,514.57 feet to a rebar corner; thence run South 00 degrees 07 minutes 10 seconds East a distance of 616.51 feet to a rebar corner and the point of beginning of the property being described; thence run South 00 degrees 07 minutes 10 seconds East a distance of 692.51 feet to a rebar corner on the Northerly margin of Camp Branch Circle; thence run North 89 degrees 32 minutes 53 seconds East along said margin of said road a distance of 79.19 feet to the P.C. of a curve to the right having a radius of 320.0 feet; thence run along the arc of said curve an arc distance of 42.42 feet to the P.T. of said curve; thence run South 82 degrees 51 minutes 22 seconds East along said margin of said road a distance of 224.07 feet to the P.C. of a curve to the left having a radius of 580.00 feet; thence run along the arc of said curve an arc distance of 49.44 feet to the P.T. of said curve; thence run South 87 degrees 44 minutes 24 seconds East along said margin of said road a tangent distance of 273.67 feet to the P.C. of a curve to the right having a radius of 620.00 feet; thence run along the arc of said curve an arc distance of 130.35 feet to the P.T. of a curve; thence run South 75 degrees 41 minutes 37 seconds East a tangent distance of 227.41 feet to the P.C. of a curve to the left having a radius of 40.0 feet; thence run along the arc of said curve an arc distance of 59.39 feet to the P.T. of said curve; thence run North 19 degrees 14 minutes 35 seconds East along the West margin of said road a distance of 194.91 feet to the P.C. of a curve to the left having a radius of 280.0 feet; thence run Northerly along the arc of said curve an arc distance of 21.63 feet to the P.T. of said curve; thence run North 14 degrees 48 minutes 58 seconds East along the Westerly margin of Camp Branch Circle a distance of 447.48 feet to a point; thence run North 13 degrees 48 minutes 13 seconds East along said margin of said Road a distance of 142.99 feet to a rebar corner; thence run North 89 degrees 32 minutes 03 seconds West a distance of 1,283.87 feet to the point of beginning.

Signed for Identification:

Page H. Seier (SEAL)  
 Page H. Seier

George F. Seier, Jr. (SEAL)  
 George F. Seier, Jr., as Trustee of the "Family Trust" as established under the will of George F. Seier, Sr., deceased, Probate Docket 33, page 138, in the Probate Office of Shelby County, Alabama