

STATE OF ALABAMA)  
SHELBY COUNTY)

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of SEVENTY TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$72500.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, DAVID P. ROGERS, JR., CHAPTER 13, TRUSTEE FOR THE DAVID P. ROGERS, JR. SETTLEMENT ACCOUNT (GRANTOR) does grant, bargain, sell and convey unto BONNIE H. ARMOUR the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

**THE PROPERTY CONVEYED BY THIS DEED IS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, MADE A PART HEREOF AND INCORPORATED HEREIN FOR ALL PURPOSES, WHICH EXHIBIT IS A SURVEY PREPARED BY IRWIN L. TURNER DATED JULY 7, 2002**

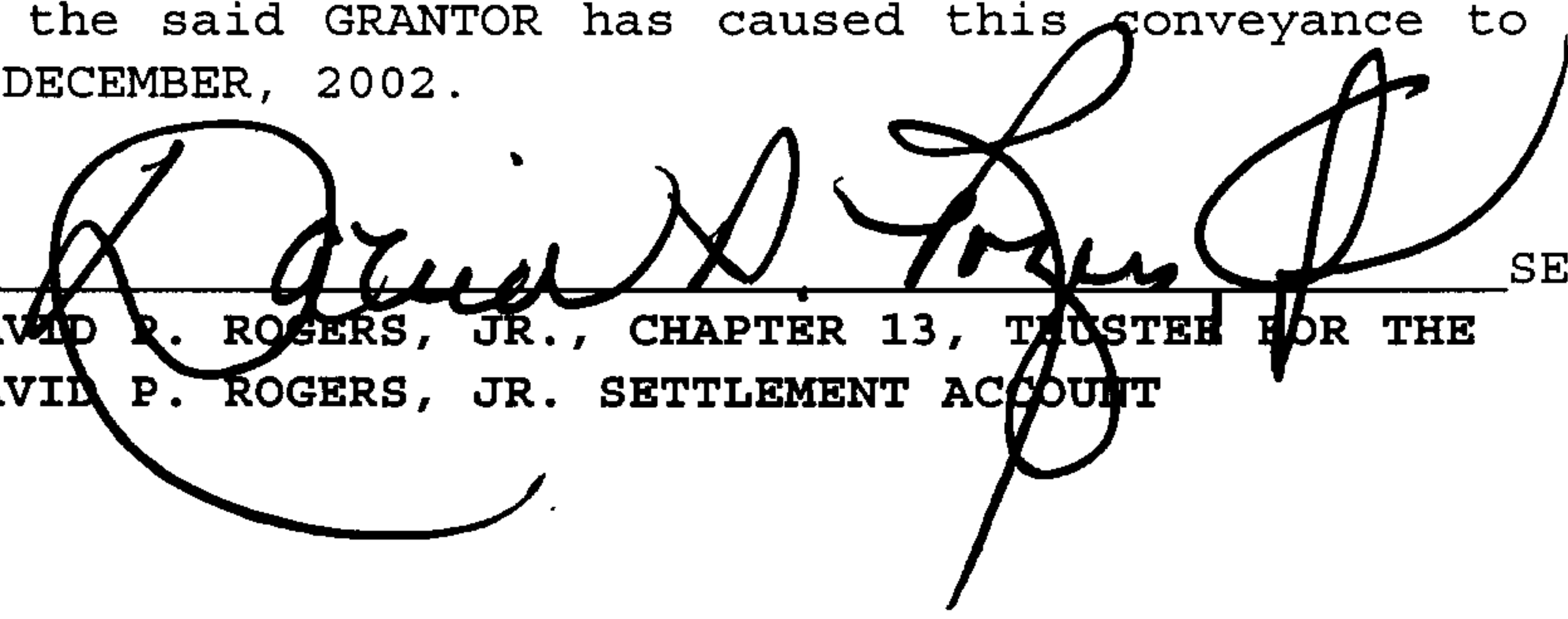
**Subject to:**

1. Advalorem Taxes due October 1, 2003.
2. Restrictions in book 154, page 745; book 207, page 966 and Real Volume 240, Page 473.
3. Right of way granted Alabama Power Company in Deed Book 351, Page 25, Book 133, page 542, and Real Volume 270, Page 151.
4. Right of way granted South Central Bell Telephone Company in Book 25, Page 797, Book 61, Page 366, and Deed Book 342, Page 959.
5. Title to all minerals within and underlying the premises together with all mining rights and other rights, privileges, immunities and release of damages relating thereto as recorded in Book 154, Page 744
6. Riparian rights of others as to the lake upon which the property fronts.

**TO HAVE AND TO HOLD** unto the said GRANTEE his heirs, successors and assigns forever;

And said GRANTOR does for herself, her heirs, successors, and assigns, covenant with said GRANTEE, his heirs, successors and assigns that she is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that she will and her heirs, successors, assigns and personal representatives shall, warrant and defend the same to the same GRANTEE, his heirs, successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said GRANTOR has caused this conveyance to be executed this the day of DECEMBER, 2002.

 SEAL

DAVID P. ROGERS, JR., CHAPTER 13, TRUSTEE FOR THE  
DAVID P. ROGERS, JR. SETTLEMENT ACCOUNT

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County in said State,

hereby certify that **BONNIE H. ARMOUR** 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 said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 19<sup>th</sup> day of DECEMBER, 2002.



Notary Public

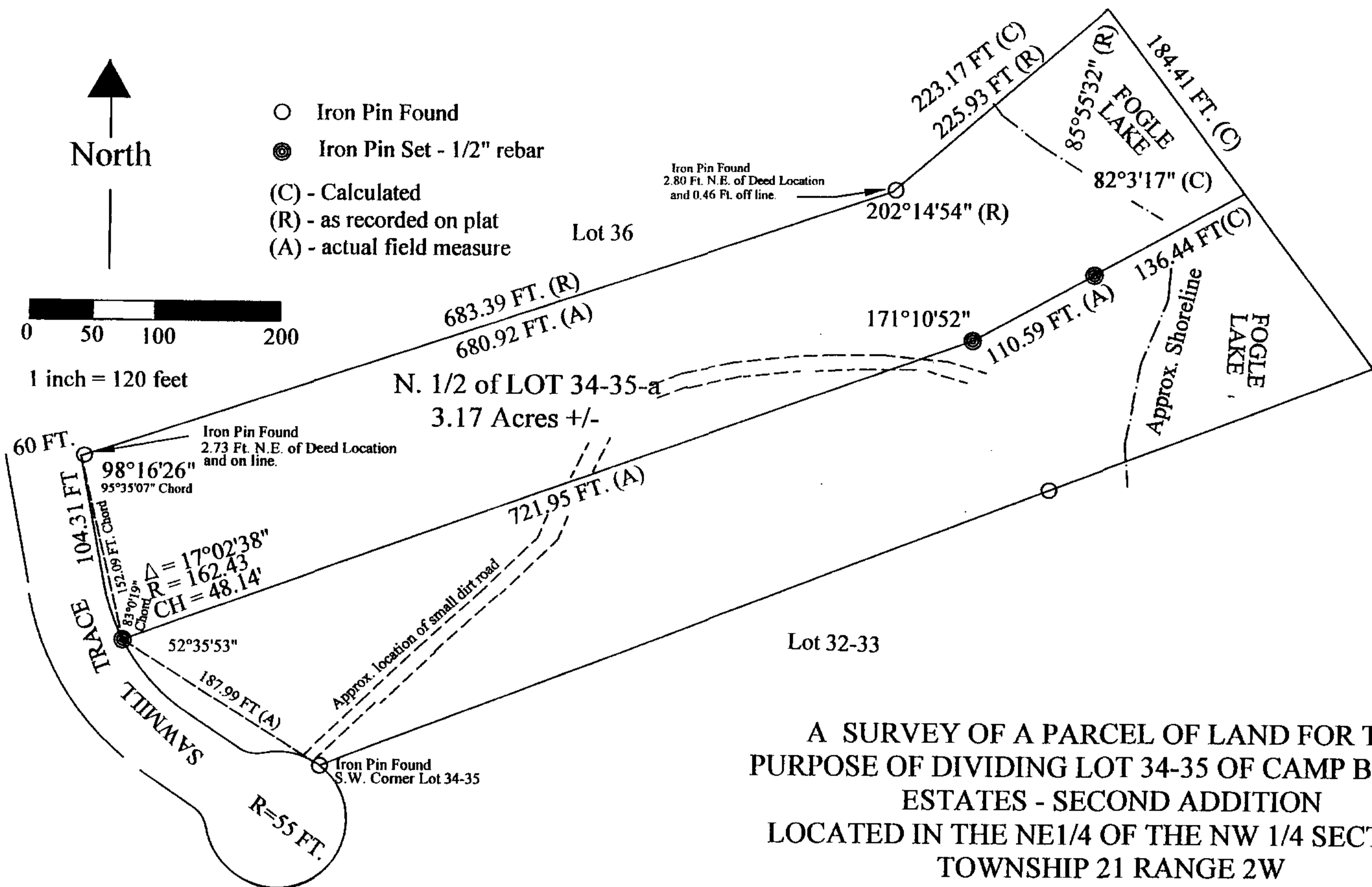
PRINT NAME: PATTI F. CARLTON

Commission Expires: 3/8/03

**MUST AFFIX SEAL**

THIS INSTRUMENT PREPARED BY:  
GENE W. GRAY, JR.  
2100 SOUTHBRIDGE PARKWAY,  
SUITE 638  
BIRMINGHAM, AL 35209

SEND TAX NOTICE TO:  
DAVID P. ROGERS, JR.



A SURVEY OF A PARCEL OF LAND FOR THE  
 PURPOSE OF DIVIDING LOT 34-35 OF CAMP BRANCH  
 ESTATES - SECOND ADDITION  
 LOCATED IN THE NE1/4 OF THE NW 1/4 SECTION 9  
 TOWNSHIP 21 RANGE 2W  
 FOR MR. & MRS. DAVID P. ROGERS JR.  
 CONTAINING 3.17 ACRES MORE/LESS  
 PERFORMED BY IRWIN L. TURNER  
 ALA. P.L.S.REG#24030 Ph.# 256.253.2025  
 1071 COUNTY ROAD 2, DELTA AL. 36258  
 JULY 7, 2002

Lot divided from record plat dimensions

I, Irwin L. Turner, a duly licensed and registered professional surveyor, do hereby certify that the foregoing is a true and correct record of my survey of the property shown above and being more particularly described as: Commencing at the SW corner of lot 34-35 of Camp Branch Estates - Second Addition as platted and recorded in map book 11, page 104 in the Probate Office of Shelby County at an iron pin found; thence, Northwesterly a distance of 187.99 feet to an iron pin set and the Point of Beginning along the east right of way of Sawmill Trace road; thence, backsighting on the point of commencement an interior left angle of 52° 35' 53", a distance of 721.95 feet to an iron pin set; thence, at an interior angle right 171° 10' 52" a distance of 110.59 Ft. to an iron pin set on line, continue along this line an additional 136.44 Ft. to a point in Fogle Lake; thence at an interior angle right 82° 03' 17" a distance of 184.41 Ft. to the N.E. corner located in Fogle Lake; thence at an interior angle of 85° 55' 32" a distance of 225.93 Ft. to a point; thence at an interior right angle of 202° 14' 54" a distance of 683.39 Ft. to a point; thence SouthEasterly along the East R.O.W. of Sawmill Trace to the point of beginning; a chord distance of 152.09 Ft. at an interior angle right of 95° 35' 07" containing 3.17 acres more or less and being the North 1/2 of said lot 34-35.

This plat of survey makes no warranty or guarantee as to the existence of any easements of any type. No search was performed to discover the existence of any easements. No acts of possessions are visible from a casual inspection of property shown. The acceptance of the plat hereon and the monuments used and set during the performance of the survey limit the tort or contract liability from any cause of action arising hereto to an amount not to exceed the fee charged. The issuance of this plat of survey and its intended use is to divide lot 34-35 of Camp Branch Estates Second Addition, and shall only be used as such.

In hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief. according to my survey, this the 7th day of July, 2002.

*Irwin L. Turner*  
 IRWIN L. TURNER AL REG. # 24030