

This deed was prepared without the aid of a current title search and the prepared makes no representations as to the title to the hereinafter described real property.

**THIS INSTRUMENT WAS PREPARED BY:**

Douglas Corretti  
CORRETTI, NEWSOM & HAWKINS  
1804 7<sup>th</sup> Avenue North  
Birmingham, AL 35203  
Telephone: (205) 251-1164


Value \$74,750.  
less mtg. \$49,750.  
equity \$25,000

**Send Tax Notice To:**

Melvin Humes  
1628 Winfield Dr.  
Birmingham, AL 35203

**WARRANTY DEED**

THE STATE OF ALABAMA     )  
  :  
SHELBY COUNTY                )

  
20030102000003310 Pg 1/3 42.00  
Shelby Cnty Judge of Probate, AL  
01/02/2003 14:24:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS:

THAT in consideration of the sum of TEN and No/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid by the GRANTEE herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, **Darryl H. Moorer, a married man** (hereinafter referred to as Grantor), does hereby grant, bargain, sell and convey unto **Melvin Humes** (hereinafter referred to as Grantee), all of Parcel 1 and an undivided one-half interest in Parcels 4 and 5, more particularly described herein, located and situated in Shelby County, Alabama, to-wit:

Parcel 1 :

A parcel of land situated in a portion of the Southeast Quarter of the Northwest Quarter of Section 21, Township 18 South, Range 1 East, Shelby County, Alabama, according to the map and survey by Frank W. Wheeler, February 8, 1991, being more particularly described as follows : Commence at the Southwest corner of the Southeast Quarter of the Northwest Quarter of Section 21, Township 18 South, Range 1 East, the point of beginning ; thence run Northerly for 312.0 feet to the South right of way line of a 60-foot wide easement on the North ; thence run Easterly along the South line of said easement on the North deflecting 92°35' right for 970.0 feet ; thence run Southeasterly deflecting 58°09' right for 282.28 feet to the North right-of-way line of County Road 43, the point of curve to the left ; thence run Southwesterly along said curve to the left, having a central angle of 1°33'27", a radius of 3,310.76 feet for a curve distance of 90.00 feet to the South line of said Quarter-Quarter ; thence run Westerly deflecting 53°02' right from the chord for 1,050.79 feet to the point of beginning.

**Parcel 4 :**

A parcel of land situated in a portion of the Northwest Quarter of the Southeast Quarter of Section 21, Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows : Commence at the Northwest corner of the Northwest Quarter of the Southeast Quarter of Section 21, Township 18 South, Range 1 East, the point of beginning ; thence run Easterly along said Quarter-Quarter line for 295.39 feet ; thence run Southerly deflecting 87°35'52" right for 295.39 feet ; thence run Westerly deflecting 92°24'08" left for 295.39 feet ; thence run Northerly deflecting 87°35'52" right for 295.39 feet to the point of beginning.

**Parcel 5 :**

A parcel of land situated in a portion of the Northeast Quarter of the Southwest Quarter of Section 21, Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows : Commence at the Northeast corner of the Northeast Quarter of the Southwest Quarter of Section 21, Township 18 South, Range 1 East, the point of beginning ; thence run Southerly along the East line for 1,033.97 feet to the South line of a 10-foot easement on the North ; thence run Westerly along the South line of said easement deflecting 100°00'15" right for 96.28 feet ; thence run Northwesterly along said easement deflecting 57°53'07" right for 194.51 feet ; thence run Northeasterly along said easement deflecting 44°56' right for 137.53 feet ; thence run Northwesterly along said easement deflecting 29°47' left for 65.72 feet ; thence continue Northwesterly along said easement deflecting 27°02'50" left for 89.80 feet ; thence continue Westerly along said easement deflecting 45°14'08" left for 202.30 feet ; thence continue Westerly along the South line of said 10-foot easement on the North deflecting 11°29'33" right for 170.46 feet to the South right of way line of County Road 43 ; thence run Northeasterly along said right of way line deflecting 105°22'28" for 488.27 feet to the point of curve to the right ; thence continue Northeasterly along said curve to the right having a central angle of 2°00'13", a radius of 3,233.12 feet for a curve distance of 113.06 feet to the North line of said Quarter-Quarter ; thence run Easterly for 161.23 feet to the point of beginning.

**SUBJECT TO:**

1. Ad valorem taxes for the current year, 2003.
2. All easements, restrictions, rights of way, liens and encumbrances of record, if any.

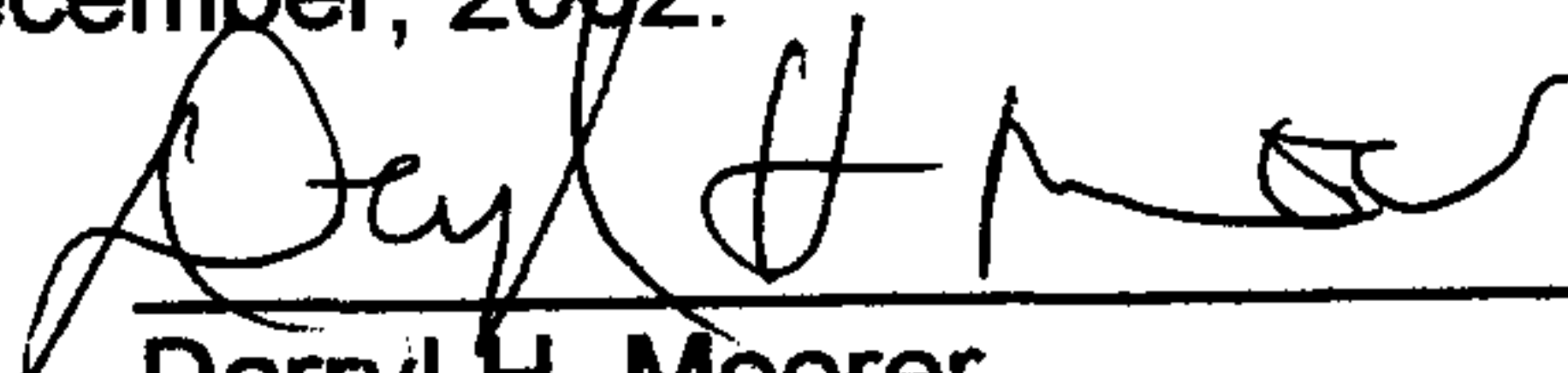
**NO PART OF THE PROPERTY CONVEYED HEREIN CONSTITUTES THE HOMESTEAD OF THE GRANTOR NOR THE GRANTOR'S SPOUSE.**

\$49,750.00 of the purchase price recited herein was paid from the proceeds of a purchase money mortgage executed and delivered by the grantee named herein simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his heirs, personal representatives and assigns forever.

And Grantor does for himself and for his heirs, personal representatives and assigns, covenant with the said Grantee, his heirs, personal representatives and assigns that Grantor is lawfully seized in fee simple of said premises; that said property is free from all encumbrances; unless otherwise noted above; that he has a good right to sell and convey the same to the said Grantee, that he will and his heirs, personal representatives and assigns shall warrant and defend the same to the said Grantee, his heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal on this the 23rd day of December, 2002.

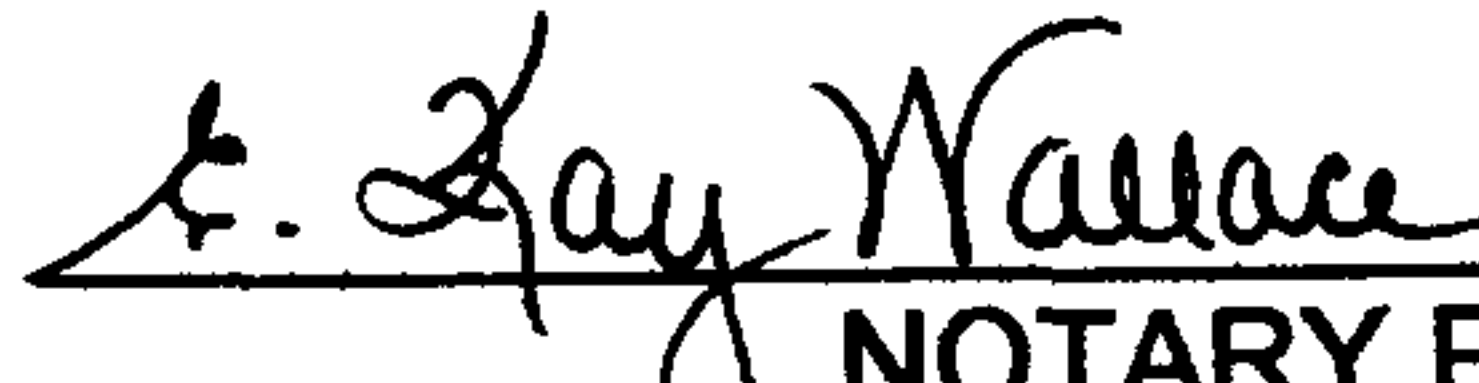
 (SEAL)  
Darryl H. Moorer

20030102000003310 Pg 3/3 42.00  
Shelby Cnty Judge of Probate, AL  
01/02/2003 14:24:00 FILED/CERTIFIED

THE STATE OF ALABAMA       )  
JEFFERSON COUNTY        )

I, the undersigned authority, a Notary Public in and for said County, hereby certify that Darryl H. Moorer, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of December, 2002.

  
NOTARY PUBLIC  
My commission expires: 11-28-04