

WARRANTY DEED

This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notices to:

Abdul R Ali
10605 Hwy 31
Calera, AL 35040

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of eighty-five thousand dollars, of which seventy-five thousand dollars is the proceeds of a mortgage executed simultaneously herewith, to the undersigned grantors in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **RUDY JAMES**, an unmarried man, **AND CHARLES POE**, a married man, of Birmingham, AL 35203, do grant, bargain, sell, and convey unto **ABDUL R ALI**, a married man, of 10605 Hwy 31, Calera, AL 35040 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

A portion of land situated in the SW $\frac{1}{4}$ of Section 11, Township 24 North, Range 13 East, Shelby County, Alabama, and being more particularly described as follows:

PARCEL A: Begin at the point of intersection of the North right of way line of Shelby County Road 4 and the West right of way line of U.S. Highway 31; thence run North $89^{\circ}34'11''$ West along said North right of way line a distance of 540.51 feet to a point of curve; said curve being to the right having a radius of 100 feet and an interior angle of $69^{\circ}35'20''$; thence run Northwesterly along said right of way line an arc distance of 121.46 feet to the point of tangent; thence continue North $14^{\circ}10'22''$ West along said tangent a distance of 35.36 feet; thence run North $00^{\circ}01'33''$ East a distance of 550 feet; thence run North $88^{\circ}22'18''$ East a distance of 300 feet; thence run South $00^{\circ}01'33''$ West a distance of 360.80 feet; thence run North $89^{\circ}33'28''$ East a distance of 210.29 feet; thence run North $1^{\circ}21'15''$ East a distance of 111.55 feet; thence run South $86^{\circ}44'36''$ East a distance of 122.3 feet to the West right of way line of U.S. Highway 31; thence run due South along said right of way line a distance of 409.46 feet to the point of beginning.

No part of the property conveyed herein forms any part of the homestead of any

grantor. Each grantor owns other property which does form homestead.

To have and to hold to the said grantee, his heirs and assigns forever.

Rudy James and Charles Poe, do for themselves and for their administrators, heirs, and successors covenant with the said grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their administrators, heirs, and successors shall warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, we, RUDY JAMES AND CHARLES POE, have set our hands and seals, this 10 January 2003.

Witness:

Steven Sears

Steven Sears

Rudy James (Seal)
RUDY JAMES

Charles Poe (Seal)
CHARLES POE

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that **RUDY JAMES AND CHARLES POE**, whose names are signed to the foregoing conveyance, and who are (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 January 2003.

Steven Sears
Notary public

