


This instrument was prepared by:  
Mike T. Atchison  
P O Box 822  
Columbiana, AL 35051

Send Tax Notice to:  
William L. Martin  
444 Redwood Drive  
Montevallo, AL 35115

  
20041221000694850 Pg 1/3 22.00  
Shelby Cnty Judge of Probate, AL  
12/21/2004 10:11:00 FILED/CERTIFIED

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FIVE THOUSAND AND NO/100 DOLLARS (\$5,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **WILLIAM L. MARTIN, as Personal Representative of the Estate of Estelle Martin, deceased, Probate Case No. 43-036, in the Probate Office of Shelby County, Alabama**, grant, bargain, sell and convey unto **William L. Martin**, the following described real estate, situated in: Shelby County, Alabama, to-wit:

SEE ATTACHED SHEET FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

Subject to restrictions, easements and rights of way of record.

Subject to taxes for 2004 and subsequent years, easements, restrictions, rights of way and permits of record.

This property constitutes no part of the household of the grantor, or of her spouse.

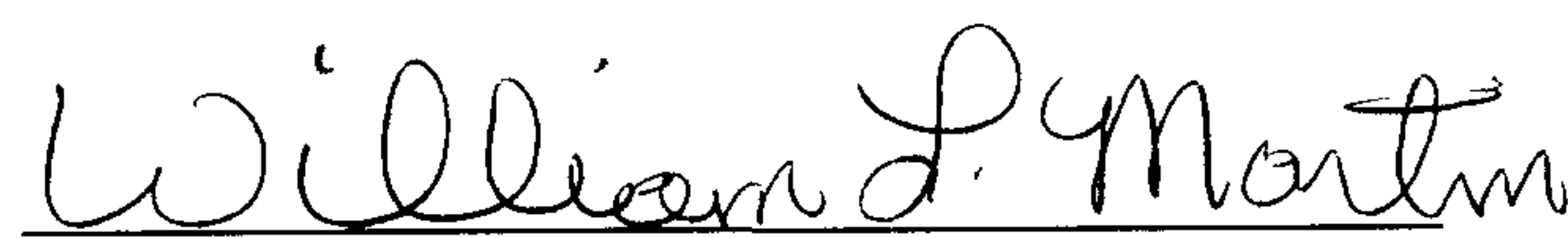
All of the above recited consideration was paid from that certain mortgage to Central State Bank, recorded as Instrument #2004022000089570, in the Probate Office of Shelby County, Alabama.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 21<sup>st</sup> day of <sup>December</sup>~~May~~, 2004.

ESTATE OF ESTELLE MARTIN, DECEASED  
PROBATE CASE NO. 43-036, IN THE  
PROBATE OFFICE OF SHELBY COUNTY,  
ALABAMA



By: William L. Martin, its Personal Representative

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William L. Martin, whose name as Personal Representative of the Estate of Estelle Martin, deceased, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they 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 <sup>December</sup>~~May~~, 2004.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 10/16/08



EXHIBIT "A"  
LEGAL DESCRIPTION

An undivided one-half interest in and to the following described property, to-wit:

Commence at the Northeast corner of Section 10, Township 22 South, Range 3 West, Shelby County Alabama; thence run North 88 deg. 28 min. 41 sec. West along the North line of said Section 10, a distance of 299.42 feet to the point of beginning; thence continue on the last described course a distance of 498.79 feet to the Northwest corner of said Section 10, thence run south 0 deg. 04 min. 08 sec. West line of said Section 10 a distance of 984.02 feet; thence run south 87 deg. 37 min. 37 sec. East a distance of 1814.69 feet to a point on the West Bank of Shoal Creek; thence run South 87 deg. 37 min. 37 sec. East a distance of 72.19 feet to a point 17 feet easterly of the East Bank of said Shoal Creek, and the following courses are 17 feet of the easterly bank of said Shoal Creek; thence run South 16 deg. 29 min. 52 sec. East a distance of 182.96 feet; thence run South 17 deg. 43 min. 07 sec. West a distance of 137.91 feet; thence run South 5 deg. 09 min. 38 sec. West a distance of 62.88 feet; thence run South 7 deg. 40 min. 34 sec. East a distance of 81.73 feet; thence run South 4 deg. 40 min. 46 sec. West a distance of 241.32 feet; thence run South 10 deg. 36 min. 22 sec. East a distance of 75.85 feet; thence run South 7 deg. 57 min. 15 sec. East a distance of 90.91 feet; thence run South 19 deg. 14 min. 59 sec. East a distance of 100.27 feet; thence run South 39 deg. 38 min. 54 sec. East a distance of 64.85 feet; thence run South 54 deg. 47 min. 55 sec. East a distance of 107.96 feet; thence run South 42 deg. 49 min. 30 sec. East a distance of 101.20 feet; thence run South 28 deg. 09 min. 24 sec. East a distance of 44.39 feet; thence run South 22 deg. 28 min. 11 sec. East a distance of 152.37 feet; thence run South 22 deg. 48 min. 18 sec. East a of 98.04 feet to it's intersection with the centerline of Mill Road, and the following courses are the centerline of said Mill Road; thence run North 50 deg. 59 min. 27 sec. East a distance of 41.85 feet; thence run North 55 deg. 25 min. 50 sec. East a distance of 101.64 feet; thence run North 58 deg. 50 min. 59 sec. East a distance of 177.35 feet; thence run North 53 deg. 28 min. 02 sec. East a distance of 78.88 feet; thence run North 76 deg. 28 min. 47 sec. East a distance of 246.76 feet; thence run South 86 deg. 15 min. 21 sec. East a distance of 83.99 feet; thence run South 79 deg. 33 min. 16 sec. East a distance of 217.35 feet; thence run South 77 deg. 35 min. 37 sec. East a distance of 77.66 feet; thence run North 88 deg. 19 min. 27 sec. East a distance of 46.06 feet; thence run North 71 deg. 42 min. 54 sec. East a distance of 42.52 feet; thence run South 82 deg. 36 min. 06 sec. East a distance of 127.03 feet; thence run South 76 deg. 33 min. 57 sec. East a distance of 314.66 feet; thence run South 76 deg. 22 min. 46 sec. East a distance of 222.22 feet; thence run South 75 deg. 21 min. 46 sec. East a distance of 199.60 feet; thence run South 71 deg. 09 min. 32 sec. East a distance of 68.55 feet; thence run 66 deg. 52 min. 11 sec. East a distance of 51.73 feet said point being the last course in the Centerline of said Mill Road; thence departing said Mill Road run North 14 deg. 33 min. 12 sec. East a distance of 2716.53 feet to the point of beginning.

LESS AND EXCEPTING:

PARCEL 1

Commence at the Northeast corner of Section 10, Township 22 South, Range 3 West; thence run North 88 deg. 28 min. 41 sec. West a distance of 299.44 feet to the point of beginning; thence run North 88 deg. 28 min. 41 sec. West a distance of 1500.76 feet; thence run South 2 deg. 30 min. 33 sec. East a distance of 1901.91 feet; thence run South 6 deg. 33 min. 53 sec. West a distance of 561.43 feet to a point in the centerline of the Old Mill Road; thence run South 76 deg. 33 min. 57 sec. East, along said centerline, a distance of 284.79 feet; thence run South 76 deg. 22 min. 46 sec. East along said centerline, a distance of 199.60 feet; thence run South 71 deg. 09 min. 32 sec. East, along said centerline, a distance of 68.55 feet; thence run South 66 deg. 52 min. 11 sec. East, along said centerline, a distance of 51.73 feet; thence run North 14 deg. 33 min. 12 sec. East a distance of 2716.53 feet to the point of beginning.

ALSO:

Commence at the Northeast corner of Section 10, Township 22 South, Range 3 West; thence run 88 deg. 28 min. 41 sec. West a distance of 299.44 feet to a point; thence continue along same course 1500.76 feet to the point of beginning of the property herein described; thence run South 2 deg. 30 min. 33 sec. East a distance of 1901.91 feet to a point; thence run Northwesterly 2,000.00 feet, more or less to a point on the North line of Section 10, Township 22 South, Range 3 West 206.00 feet West of the point of beginning of the property herein described; thence run East along the North line of Section 10, Township 22 South, Range 3 West, a distance of 412.00 feet to the point of beginning.



PARCEL 2

A parcel of land lying in the Northwest Quarter of Section 10, Township 22 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:  
Begin at the Northwest corner of Section 10, Township 22 South, Range 3 West and run South 88 degrees 44 minutes 44 seconds East along the North line of said Section 10 for a distance of 1629.36 feet to the West bank of Mill Creek; thence run South 38 degrees 03 minutes 13 seconds East along said creek for a distance of 180.87 feet; thence run South 24 degrees 08 minutes 31 seconds East along said creek for a distance of 139.87 feet; thence run South 05 degrees 07 minutes 06 seconds East along said creek for a distance of 76.31 feet; thence run South 15 degrees 20 minutes 41 seconds West along said creek for a distance of 182.94 feet; thence run South 07 degrees 16 minutes 16 seconds West along said creek for a distance of 103.65 feet; thence run South 04 degrees 07 minutes 33 seconds East along said creek for a distance of 138.05 feet; thence run South 12 degrees 46 minutes 22 seconds East along said creek for a distance of 267.20 feet; thence run North 87 degrees 37 minutes 37 seconds West for a distance of 1814.69 feet to the West line of Section 10; thence run North 00 degrees 04 minutes 08 seconds East for a distance of 984.13 feet to the point of beginning.

Said tract shall include thirty (30) foot wide easement for ingress and egress along the westernmost boundary of said property that runs along Shoal Creek as retained by Estelle Martin and approximately described as follows:

Commence at the Northeast corner of Section 10, Township 22 South, Range 2 West, Shelby County, Alabama; thence run North 88 deg. 28 min. 41 sec. West along the North line of said Section 10, a distance of 299.42 feet to a point; thence continue on the last described course a distance of 4981.79 feet to the Northwest corner of said Section 10, thence run South 0 deg. 04 min. 08 sec. West, along the West line of said Section 10 a distance of 984.02 feet; thence run South 87 deg. 37 min. 37 sec. East a distance of 1814.69 feet to a point on the West Bank of Shoal Creek; thence run South 87 deg. 37 min. 37 sec. East a distance of 72.19 feet to a point 17 feet Easterly of the East Bank of said Shoal Creek (hereinafter referred to as point L-1) and the following courses are 17 feet East of the easterly bank of said Shoal Creek; thence run South 16 deg. 29 min. 52 sec. East a distance of 112.40 feet; thence run South 31 deg. 14 min. 16 sec. East a distance of 117.64 feet; thence run South 21 deg. 27 min. 17 sec. West a distance of 182.96 feet; thence run South 17 deg. 43 min. 07 sec. West a distance of 137.91 feet; thence run South 5 deg. 09 min. 38 sec. West a distance of 62.88 feet; thence run South 7 deg. 40 min. 34 sec. East a distance of 81.73 feet; thence run South 4 deg. 49 min. 46 sec. West a distance of 241.32 feet; thence run South 10 deg. 36 min. 22 sec. East a distance of 75.85 feet; thence run South 7 deg. 57 min. 15 sec. East a distance of 90.91 feet; thence run South 19 deg. 14 min. 59 sec. East a distance of 100.27 feet; thence run South 39 deg. 38 min. 54 sec. East a distance of 64.85 feet; thence run South 54 deg. 47 min. 55 sec. East a distance of 107.96 feet; thence run South 42 deg. 49 min. 30 sec. East a distance of 101.20 feet; thence run South 28 deg. 09 min. 24 sec. East a distance of 44.39 feet; thence run South 22 deg. 28 min. 11 sec. East a distance of 152.37 feet; thence run South 22 deg. 48 min. 18 sec. East a distance of 98.04 feet to it's intersection with the centerline of Mill Road, thence east along the centerline of said Mill Road an approximately distance of thirty (30) feet, thence follow northerly a course parallel with the West boundary of said property as hereto described to a point approximately (30) feet East of the point hereinabove referred to as point L-1, thence continue along the same course a distance of approximately thirty (30) feet to a point, thence run Westerly to a point where said line crosses the center of Shoal Creek and the property line described above.