

THIS INSTRUMENT WAS PREPARED BY:

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The amount of mortgage is \$242,000.00. This is being paid simultaneously
Source of Title: Deed Book 1996 Page 9055 herefo.
Deed Book 1994 Page 19360

STATE OF ALABAMA §
 § WARRANTY DEED
SHELBY COUNTY §

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, Ken Dyson and Teena Dyson, husband and wife, (herein referred to as "GRANTORS") do grant, bargain, sell and convey unto Shay Sanford Holliday, (herein referred to as "GRANTEE"), the following described real estate situated in Shelby County, Alabama to-wit:

Parcel I

Commence at the Northwest Corner of the Southeast Quarter of the Southwest Quarter of Section 23, Township 20 South, Range 4 West, and run in an Easterly direction along the North line of said Quarter-Quarter Section for 143.80 feet to a point; thence 86 degrees 32 minutes 28 seconds right and run in a Southerly direction for 174.08 feet to a point; thence 36 degrees 52 minutes 20 seconds to the right in a Southwesterly direction for 103.40 feet to a point; thence 60 degrees 22 minutes 20 seconds left in a Southeasterly direction for 78.43 feet to the point of beginning of the parcel herein described; thence 10 degrees 57 minutes right in a Southeasterly direction for 130.89 feet to a point; thence 11 degrees 22 minutes left in a Southeasterly direction for 174.04 feet to a point; thence 49 degrees 42 minutes 30 seconds left in a Southeasterly direction for 331.79 feet to a point; thence 60 degrees 23 minutes 40 seconds left in a Northeasterly direction for 239.32 feet to a point; thence 2 degrees 28 minutes 39 seconds right in a Northeasterly direction for 132.65 feet to a point; thence 8 degrees 20 minutes 15 seconds left in a Northeasterly direction for 148.59 feet to a point; thence 108 degrees 58 minutes 51 seconds left in a Northwesterly direction for 206.11 feet to a point; thence 94 degrees 16 minutes 39 seconds right in a Northeasterly direction for 135.80 feet to a point; thence 128 degrees 40 minutes 50 seconds left in a Northwesterly direction for 82.35 feet to a point; thence 51 degrees 19 minutes 10 seconds left in a Southwesterly direction for 82.81 feet to a point; thence 77 degrees 35 minutes 59 seconds right in a Northwesterly direction for 269.82 feet to a point; thence 42 degrees 09 minutes 02 seconds left in a Southwesterly direction for a distance of 311.34 feet to the point of beginning of the parcel herein described. Also a 50 foot non-exclusive easement for ingress and egress described as follows: Commence at the Northwest Corner of the Southeast Quarter of the Southwest Quarter of Section 23, Township 20 South, Range 4 West, and run in an Easterly direction along the North line of said Quarter-Quarter section a distance of 143.80 feet to a point; thence 86 degrees 32 minutes 28 seconds right in a Southerly direction a distance of 49.0 feet to the point of beginning of the centerline herein described; thence continue along the last course for a distance of 125.08 feet to a point; thence 36 degrees 52 minutes 20 seconds right in a Southwesterly direction a distance of 103.40 feet to a point; thence 60 degrees 22 minutes 20 seconds left in a Southeasterly direction a distance of 78.43 feet to the point of ending.

Parcel II

Commence at the Northwest Corner of the Southeast Quarter of the Southwest Quarter of Section 23, Township 20 South, Range 4 West, Shelby County, Alabama, thence run South along the West line of said Quarter-Quarter section for a distance of 552.03 feet to a point; thence turn 77 degrees 33 minutes 38 seconds left and run Southeasterly for a distance of 390.02 feet to the point of beginning of the tract of land herein described; thence continue along the last described course for a distance of 202.21 feet; thence turn 155 degrees 14 minutes 05 seconds right and run Southwesterly for a distance of 135.09 feet to a point; thence turn 67 degrees 03 minutes 32 seconds right, to the tangent of a curve to the left, said curve having a radius of 410.65 feet and run along the arc of said curve of a distance of 97.85 feet to the point of beginning. Containing 0.13 acres.

Less and except

Commence at the Northwest Corner of the Southeast Quarter of the Southwest Quarter of Section 23, Township 20 South, Range 4 West, Shelby County, Alabama; thence run South along the West line of said Quarter-Quarter section for a distance of 552.03 feet to a point; thence turn 77 degrees 33 minutes 38 seconds left and run Southeasterly for a distance of 260.44 feet to the point of beginning of the tract of land herein described; thence continue along the last described course for a distance of 129.58 feet to a point; thence turn 151 degrees 21 minutes 32 seconds left to the tangent of a curve to the left said curve having a radius of 410.65 feet and run along the arc of said curve for a distance of 70.09 feet to the point of tangent; thence run Northwesterly along said tangent for 22.32 feet to the point of a curve to the right, said curve having a radius of 312.39 feet and run along the arc of said curve for a distance of 257.98 feet to the point of tangent; thence run Northwesterly along said tangent for 59.25 feet; thence turn 111 degrees 41 minutes 09 seconds left and run Southwesterly for a distance of 16.49 feet; thence turn 73 degrees 26 minutes 01 seconds left and run Southeasterly for a distance of 130.89 feet; thence turn 11 degrees 21 minutes 00 seconds left and run Southeasterly for a distance of 174.04 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, AND RESTRICTIVE COVENANTS OF RECORD.

Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining, and all other reversion or reversions, remainder or remainders, rents, issues, and profits thereof except as noted herein; and also all the estate, right, title, interest, dower and the right of dower, property, possession, claim and demand whatsoever as well, in law as in equity, of the said GRANTOR, of, in, and to the same and every part or parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto said GRANTEE, its successors and assigns forever. And I do for myself and for my heirs, executors, and administrators covenant with said GRANTEE, its successors and assigns, that I am lawfully seized in fee simple of said premises; said premises are free from all encumbrances, unless otherwise noted above; that I am entitled to the immediate possession thereof; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, its successors and assigns forever against the lawful claim of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 28th day
of December, 2004.

Ken Dyson
Ken Dyson

Teena Dyson
Teena Dyson

STATE OF ALABAMA)
)
COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Ken Dyson and Teena Dyson, whose names are signed to the foregoing conveyance, and who are
known to me, acknowledged before me on this day, 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 the 28th day of December, 2004.

Stacy M. Chambers
Notary Public in and for the
State of Alabama at Large

My commission expires:

