

#5000⁰⁰ WNS

Send Tax Notice To:
Ruby Geraldine Nolen

20050224000088760 Pg 1/4 25.00
Shelby Cnty Judge of Probate, AL
02/24/2005 11:19:00 FILED/CERTIFIED

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 17th day of February, 2005, by **Ruby Geraldine Nolen, Individually and as Sole Trustee of the Testamentary Trust of William A. Nolen** (hereinafter referred to as the "Grantors"), to **Ruby Geraldine Nolen, Individually and as Sole Trustee of the Testamentary Trust of William A. Nolen**, as tenants-in-common (hereinafter collectively referred to as the "Grantees").

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid by Grantees to Grantors and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantors, the Grantors do by these presents, grant, bargain, sell and convey unto the Grantees the real estate described in **Exhibit A**, attached hereto and made a part hereof and situated in Shelby County, Alabama;

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantors in and to any and all roads, alleys and ways bounding said premises.

This conveyance is subject to the following:

1. Ad valorem taxes for tax year 2005 and subsequent years;
2. Easements, restrictions and rights-of-way of record, if any.

TO HAVE AND TO HOLD, to the said Grantees, their respective heirs, successors and assigns forever.

Historically, the Grantors have owned and operated the subject real estate as a single parcel of land. The purpose of this conveyance is merely to subdivide the subject real estate into three (3) distinct tracts as reflected in **Exhibit A**.

IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed the date first written above.

Ruby Geraldine Nolen
Ruby Geraldine Nolen, Individually and as Sole
Trustee of the Testamentary Trust of William A.
Nolen, Deceased

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Ruby Geraldine Nolen**, whose name individually and as Sole Trustee of the Testamentary Trust of William A. Nolen, is signed to the foregoing Statutory Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the Statutory Warranty Deed, she, individually and in her capacity as such Trustee and with full authority, executed the same voluntarily for on the day the same bears date.

Given under my hand this the 17th day of February, 2005.

Patricia Huce
Notary Public

[NOTARIAL SEAL]

My Commission Expires: 10-30-06

THIS INSTRUMENT PREPARED
WITHOUT A TITLE SEARCH BY:

Chervis Isom
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
420 North 20th Street
1600 SouthTrust Tower
Birmingham, Alabama 35203

EXHIBIT A
LEGAL DESCRIPTION

Parcel 1, Shelby County, Alabama

All of the E ½ of SE ¼ of Section 23 Township 21 South Range 3 West Being more particularly described as follows:

Beginning at a point 66.00 feet south of an iron pin (being a witness corner) found in the west boundary of herein described parcel; thence along the east boundary of the W ½ of SE ¼ of Section 23 Township 21 South Range 3 West North 00°44'46" West 2655.37 feet to a pine heart found; thence along the south boundary of E ½ of NE ¼ of Section 23 Township 21 South Range 3 West 1331.66 feet to a pine heart found; thence along the west boundary of the SW ¼ of Section 24 Township 21 South Range 3 west South 00° 42' 35" East 2667.42 feet to a 2" pipe found; thence along the north boundary of NE ¼ of Section 26 Township 21 South Range 3 West North 88° 35' 09" West 1330.36 feet to the **POB** containing 81.3 acres more or less.

Parcel 2, Shelby County, Alabama

A portion of the Nolen Property in Section 24, Township 21 South, Range 3W

Being bound on the West by Section 23, Township 21S, Range 3W; Bound on the North by Smokey Road, a Shelby County Road; Bound on the East by remaining lands of W. A. Nolen and Bound on the South by Section 25, Township 21S, Range 3 W being more particularly described as follows:

Beginning at a 2" pipe, said pipe begins at the SW corner of said section 24, Township 21 S, Range 3 W; thence along the East line of said Section 23 N 00° 42' 35" W 2667.42 feet to a pine heart being the NE corner of the SE ¼ of Section 23, Township 21S, Range 3 W; thence continuing along the East line of said Section 23 N 00° 43' 14" W 2167.87 feet to a capped iron pin being a point in the South ROW line of Smokey Road; thence along said South ROW of Smokey Road the following calls:

S 70° 24' 29" E 361.34'

S 70° 23' 20" E 1246.80'

S 68° 31' 40" E 194.91'

S 66° 54' 34" E 132.92'

S 60° 22' 06" E 90.16' to a point in the South ROW of Smokey Road, thence along the boundary of the remaining lands of Nolen S 21° 35' 53" W 4278.01' to a 1.5" galvanized pipe being a point in the North line of said Section 25 and the NE corner of a 1 ½ acre track; thence along the North line of said Section 25 N 87° 05' 04" W 370.14' to a 1.5" galvanized pipe; thence continuing along the North line of said Section 25 N 86° 52' 47" W 534.67' to the **POB** containing 149.2 acres more or less.

Parcel 3, Shelby County, Alabama

A 1 ½ acre tract of land which lies in the NW ¼ of Section 25 Township 21 South Range 3 West, being bounded on the North side by Section 24 of Township 21 South Range 3 West, being bounded on the East by Bailey and Smith, being bounded on the South by Spain and being bounded on the West by Silver Creek Subdivision.