20050504000214070 1/3 $217.00
Shelby Cnty Judge of Probate, AL
05/04/2005 03:22:47PM FILED/CERT

This instrument was prepared by

Anthony D. Snable, Attorney
1629 11th Avenue South
Birmingham, Alabama 35205

File #S05097

SEND TAX NOTICE TO:

EDWARD L. CATES

7996 HIGHWAY 70
CALERA, AL 35040

# WARRANTY DEED

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STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of NINE HUNDRED THOUSAND AND 00/100 DOLLARS ($900,000.00) and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, CYRUS B. FULTON, III and LINDA S. FULTON, HUSBAND AND WIFE (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto EDWARD L. CATES (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Advalorem property taxes for the current tax year, 2005.
2. Easements, restrictions, covenants and reservations of record.

$700,000.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

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 said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

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IN WITNESS WHEREOF, I/(we), have hereunto set my (our) hand(s) and seal(s) this 28th day of April, 2005.

_____(SEAL)
CYRUS B. FULTON, III

_____(SEAL)
LINDA S. FULTON

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, here by certify that CYRUS B. FULTON, III and LINDA S. FULTON, HUSBAND AND WIFE whose name(s) (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 28th day of April, 2005

_____
Notary Public
My commission expires: 11-1-07

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# EXHIBIT "A"
# LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SW ¼ OF THE SE ¼ OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF ABOVE SAID SECTION, TOWNSHIP AND RANGE; THENCE NORTH 01 DEGREES 10 MINUTES 04 SECONDS EAST, A DISTANCE OF 774.13 FEET, THENCE NORTH 89 DEGREES 42 MINUTES 53 SECONDS WEST, A DISTANCE OF 1,633.66 FEET TO THE POINT OF BEGINNING, THENCE NORTH 89 DEGREES 48 MINUTES 23 SECONDS WEST, A DISTANCE OF 234.97 FEET; THENCE NORTH 04 DEGREES 37 MINUTES 59 SECONDS EAST, A DISTANCE OF 478.04 FEET TO A POINT ON THE SOUTHERLY R.O.W. LINE OF ALABAMA HIGHWAY #70, 115 FOOT R.O.W., SAID POINT ALSO BEING THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,592.11 FEET, A CENTRAL ANGLE OF 04 DEGREES 33 MINUTES 10 SECONDS, AND SUBTENDED BY A CHORD WHICH BEARS NORTH 76 DEGREES 04 MINUTES 05 SECONDS EAST, AND A CHORD DISTANCE OF 126.48 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID R.O.W. LINE, A DISTANCE OF 126.51 FEET TO THE POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 1,453.05 FEET, A CENTRAL ANGLE OF 04 DEGREES 38 MINUTES 08 SECONDS, AND SUBTENDED BY A CHORD WHICH BEARS NORTH 80 DEGREES 53 MINUTES 26 SECONDS EAST AND A CHORD DISTANCE OF 117.52 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID R.O.W. LINE, A DISTANCE OF 117.56 FEET; THENCE SOUTH 04 DEGREES 36 MINUTES 38 SECONDS WEST AND LEAVING SAID R.O.W. LINE A DISTANCE OF 528.04 FEET TO THE POINT OF BEGINNING.
AS SHOWN ON SURVEY DATED APRIL 2, 2005 BY RODNEY SHIFLETT, AL REG. SURVEY #21784.

Shelby County, AL 05/04/2005
State of Alabama

Deed Tax:$200.00