



20051027000559670 1/2 \$414.00  
Shelby Cnty Judge of Probate, AL  
10/27/2005 01:33:59PM FILED/CERT

Shelby County, AL 10/27/2005  
State of Alabama

Deed Tax: \$400.00

Send Tax Notice To:

EDWIN BROOKS LUMPKIN JR.

100 Metro Parkway  
Pelham Ala 35124

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

**WARRANTY DEED**

STATE OF ALABAMA )

**KNOW ALL MEN BY THESE PRESENTS**

SHELBY COUNTY )

That in consideration of **FOUR HUNDRED THOUSAND and NO/00 (\$400,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

**W. J. BILL CHRISTIANSEN, A Single MAN**

grant, bargain, sell and convey unto,

**EDWIN BROOKS LUMPKIN, JR.**

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.

Situated in Shelby County, Alabama.

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

This property constitutes no part of the homestead of the grantor, or of his spouse.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

**\$0.00** of the above-recited consideration was paid from a first mortgage recorded 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 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 20<sup>TH</sup> day of October, 2005.

W. J. BILL CHRISTIANSEN

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, MICHAEL T ATCHISON, a Notary Public in and for said County, in said State, hereby certify that

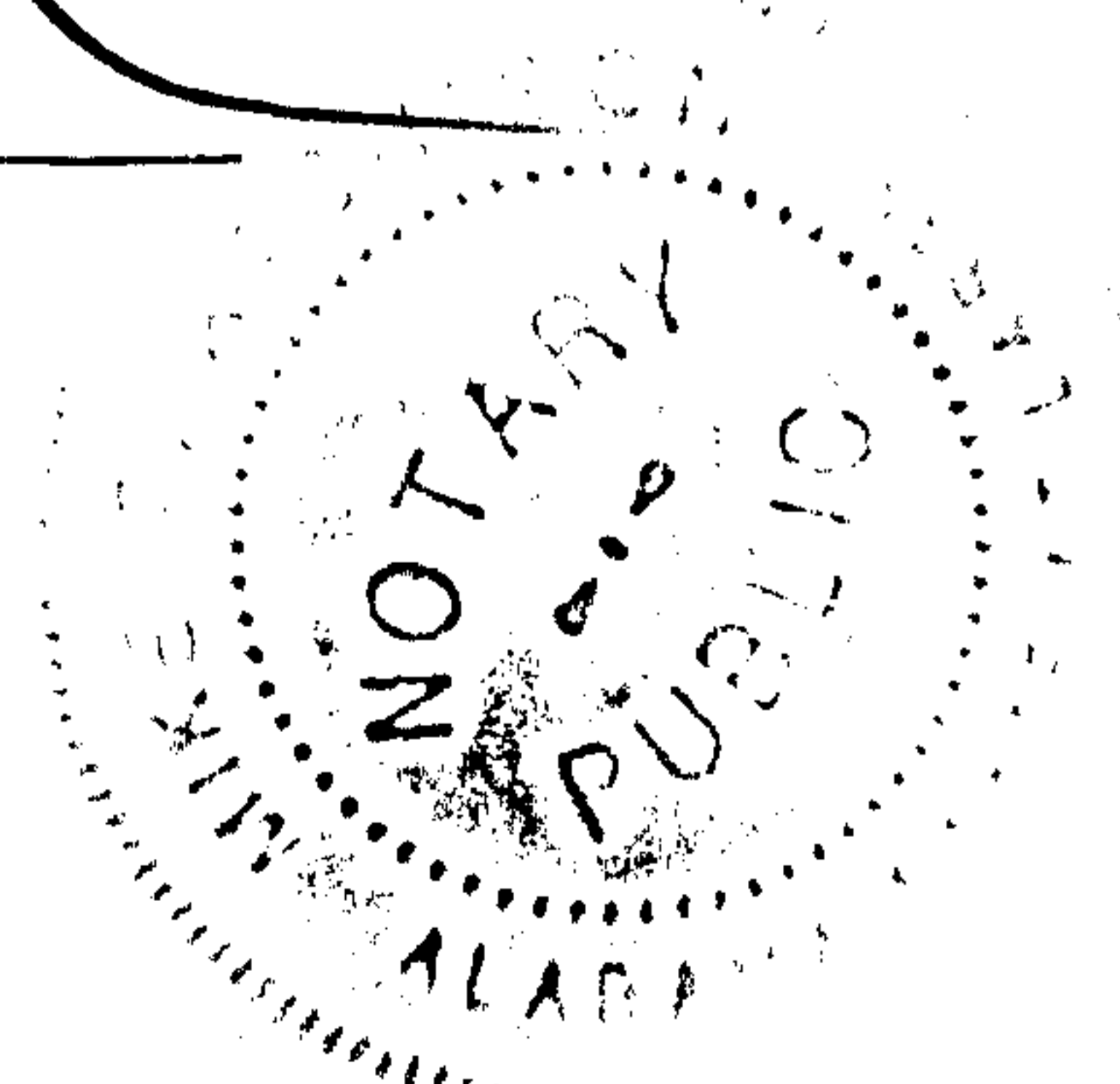
**W. J. BILL CHRISTIANSEN**

whose names are signed to the foregoing conveyance, and who are 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 20<sup>TH</sup> day of October, 2005.

Notary Public

My Commission Expires: 10-16-08







## Exhibit "A" Legal Description

**PARCEL 1:**

Commence at the NW corner of the SE 1/4 of the SE 1/4 of Section 20, Township 21 South, Range 2 West, Shelby County, Alabama; thence South 00 degrees 00 minutes 00 seconds West along the West line of said 1/4-1/4 Section, a distance of 978.66 feet; thence North 73 degrees 21 minutes 12 seconds East a distance of 831.59 feet to the point of beginning; thence continue along the last described course, a distance of 192.98 feet; thence North 16 degrees 38 minutes 48 seconds West a distance of 208.72 feet; thence South 73 degrees 20 minutes 33 seconds West a distance of 223.95 feet to the Easterly right of way line of U.S. Highway 31 and a point on a curve to the left having a central angle of 0 degrees 48 minutes 47 seconds and a radius of 14867.54 feet, said curve subtended by a chord bearing South 25 degrees 05 minutes 19 seconds West and a chord distance of 210.96 feet; thence along the arc of said curve and along said right of way a distance of 210.97 feet to the point of beginning.

Said property is subject to the following 30-foot easement for ingress, egress, utilities, and drainage:

Commence at the NW corner of the SE 1/4 of the SE 1/4 of Section 20, Township 21 South, Range 2 West, Shelby County, Alabama; thence South 00 degrees 00 minutes 00 seconds West along the West line of said 1/4-1/4 a distance of 978.66 feet; thence North 73 degrees 21 minutes 12 seconds East a distance of 831.59 feet to the point of beginning of the Southerly boundary of a 30-foot ingress, egress, utility and drainage easement lying 30 feet Northerly of and parallel to described Southerly boundary; thence continue along the last described course and along said Southerly boundary, a distance of 401.76 feet to the end of said easement.

**PARCEL 2:**

Commence at the NW corner of the SE 1/4 of the SE 1/4 of Section 20, Township 21 South, Range 2 West, Shelby County, Alabama; thence South 00 degrees 00 minutes 00 seconds West along the West line of said 1/4-1/4 Section a distance of 978.66 feet; thence North 73 degrees 21 minutes 12 seconds East a distance of 831.59 feet; thence continue along the last described course, a distance of 192.98 feet to the point of beginning; thence continue along the last described course a distance of 208.78 feet; thence North 16 degrees 38 minutes 48 seconds West a distance of 208.76 feet; thence South 73 degrees 20 minutes 33 seconds West a distance of 208.78 feet; thence South 16 degrees 38 minutes 48 seconds East a distance of 208.72 feet to the point of beginning.  
 According to survey of Rodney Y. Shiflett, RLS #21785, dated April 17, 2001.

Together with and subject to the following 30-foot easement for ingress, egress, utilities, and drainage:

Commence at the NW corner of the SE 1/4 of the SE 1/4 of Section 20, Township 21 South, Range 2 West, Shelby County, Alabama; thence South 00 degrees 00 minutes 00 seconds West along the West line of said 1/4-1/4 a distance of 978.66 feet; thence North 73 degrees 21 minutes 12 seconds East a distance of 831.59 feet to the point of beginning of the Southerly boundary of a 30-foot ingress, egress, utility and drainage easement lying 30 feet Northerly of and parallel to described Southerly boundary; thence continue along the last described course and along said Southerly boundary, a distance of 401.76 feet to the end of said easement.

**Parcel 3**

Commence at the NW corner of the SE 1/4 of the SE 1/4 of Section 20, Township 21 South Range 2 West, Shelby County, Alabama; thence South 00 degrees 00 minutes 00 seconds West along the West of said 1/4 - 1/4 section, a distance of 978.66 feet; thence North 73 degrees 21 minutes 12 seconds East, a distance of 831.59 feet; thence continue along the last described course a distance of 401.76 feet to the POINT OF BEGINNING; thence continue along the last described course a distance of 267.67 feet; thence North 22 degrees 54 minutes 18 seconds West, a distance of 210.06 feet; thence South 73 degrees 20 minutes seconds West a distance of 244.77 feet; thence South 16 degrees 38 minutes 48 seconds East, a distance of 208.76 feet to the POINT OF BEGINNING.

30' easement for ingress, egress, utility and drainage :

Commence at the NW corner of the SE 1/4 of the SE 1/4 of Section 20, Township 21 South, Range 2 West, Shelby County, Alabama; thence South 00 degrees 00 minutes 00 seconds West along the West line of said 1/4 - 1/4 section, a distance of 978.66 feet; thence North 73 degrees 21 minutes 12 seconds East, a distance of 831.59 feet to the POINT OF BEGINNING the Southerly boundary of a 30' ingress, egress, utility and drainage easement lying 30' Northerly of and parallel to described Southerly boundary; thence continue along the last described course and along said Southerly boundary, a distance of 401.76 feet to the end of said easement.