


This instrument was prepared by:

Name: Cris A. Nelson
Address: Post Office Box 520, Pelham, AL 35124


20051128000613810 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
11/28/2005 01:34:35PM FILED/CERT

WARRANTY DEED

Corrected

Original filing 7/26/05

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of ONE HUNDRED FORTY-EIGHT THOUSAND SEVEN HUNDRED SIXTEEN AND NO/100 DOLLARS (\$148,716.00), we (I) Earl D. Haney and Jeanne L. Haney, husband and wife of 1695 Burning Tree Drive Pelham, AL 35124, County of Shelby, State of Alabama, (herein referred to as GRANTOR) hereby bargain, deed and convey to Gary Michael Lange, a married man of 210 Hillwood Park South Alabaster, AL 35007, County of Shelby, State of Alabama, (herein referred to as GRANTEE) the following described land in Shelby county, free and clear with WARRANTY COVENANTS; to wit:

Part of the SE 1/4 of SW 1/4 of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: From the Southwest corner of said 1/4 1/4 section, run in an Easterly direction along the South line of said 1/4 1/4 section for a distance of 77.98 feet, thence turn an angle to the left of 75 deg. 33 min. 30 sec. and run in a Northeasterly direction along the East line of Lots 14, 15, 16, 17, and 18, Block 3, Resurvey of Georges Subdivision of Keystone Sector 3, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 4, page 33, for a distance of 460.0 feet to the point of beginning, thence turn an angle to the right of 87 deg. 45 min. 30 sec. and run in a Southeasterly direction for a distance of 280.40 feet, thence turn an angle to the left of 73 deg. 47 min. and run in a Northeasterly direction for a distance of 190.03 feet, thence turn an angle to the left of 91 deg. 43 min 30 sec. and run in a Northwesterly direction for a distance of 51.73 feet, more or less, to a corner of Lot 3, Circle Hill Subdivision as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 5 page 112, thence turn an angle to the left of 94 deg. 51 min. 22 sec. and run in a Southwesterly direction for a distance of 45.42 feet to the Northeast corner of said Lot 3, Circle Hill Subdivision, thence turn an angle to the right of 82 deg. 36 min. 22 min. and run in a Northwesterly direction along the South line of Lots 3 and 4 of said Circle Hill Subdivision for a distance of 269.68 feet to the Southwest corner of said Lot 4, thence turn an angle to the left of 90 deg. and run in a Southwesterly direction along the east line of Lots 20, 19 and 18, Block 3 of said Resurvey of Georges Subdivision of Keystone Sector 3, for a distance of 161.31 feet, more or less, to the point of beginning.

Easement: Also included in this conveyance is a non-exclusive easement for ingress, egress and utilities, fifty feet in width running from the subject property to County Highway #68 to and then over and across that same property made the subject of a condemnation by the Town of Alabaster for its water tower as set out and described in Minutes 32 page 655 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights, if not owned by Seller.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 31st day of October, 2005.



20051128000613810 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
11/28/2005 01:34:35PM FILED/CERT

Earl D. Haney
Grantor

Jeanne L. Haney
Grantor

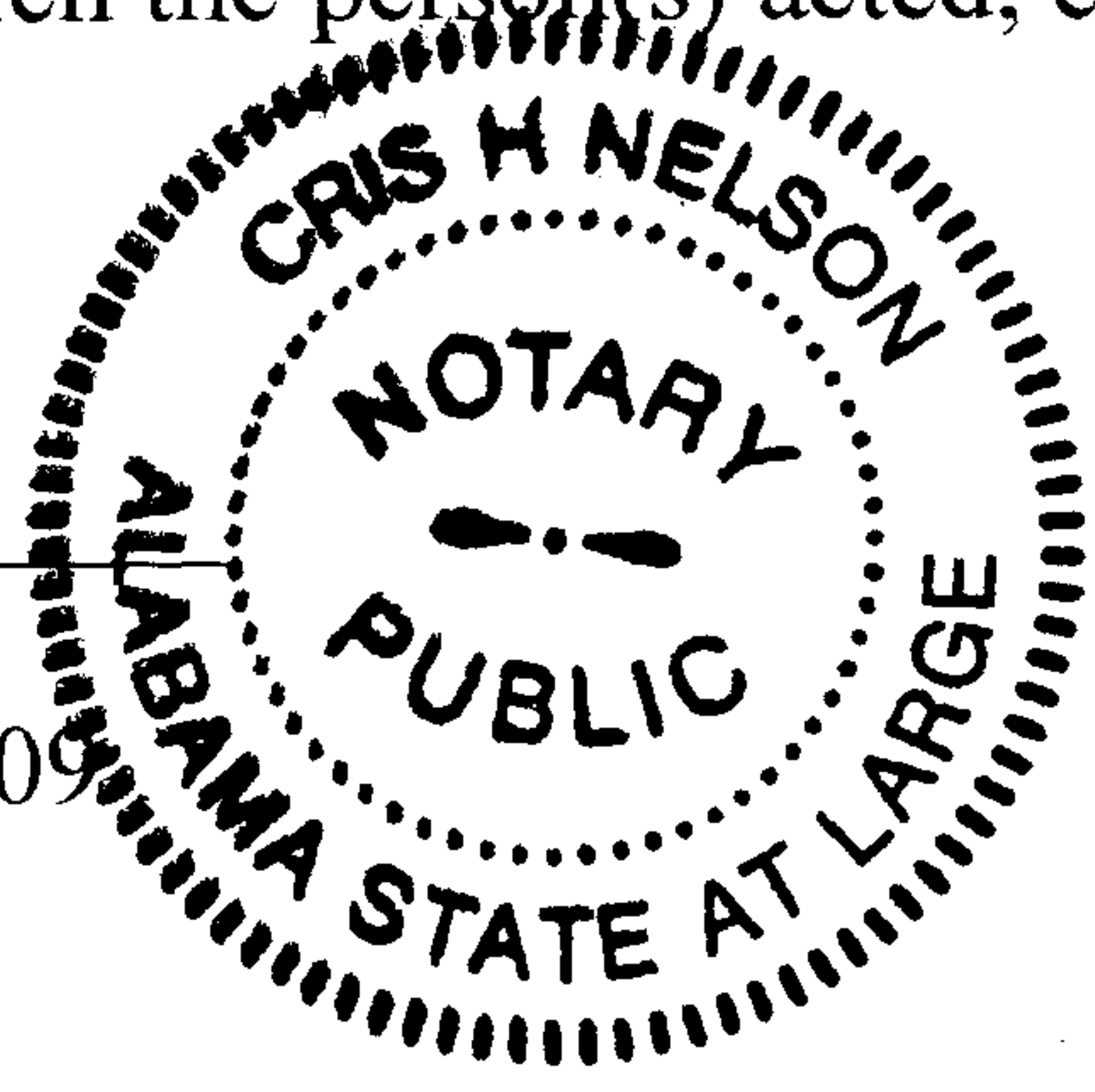
STATE OF Alabama

COUNTY OF Shelby

On October 31, 2005 before me, Cris A. Nelson, Notary Public, personally appeared Earl D. Haney, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Cris H. Nelson
Notary Public
My commission expires 6/30/2009



(Seal)

STATE OF Alabama

COUNTY OF Shelby

On October 31, 2005 before me, Cris A. Nelson, Notary Public, personally appeared Jeanne L. Haney, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Cris H. Nelson
Notary Public
My commission expires 6/30/2009

