20060120000033690 1/2 $15.00
Shelby Cnty Judge of Probate,AL
01/20/2006 02:17:35PM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Timothy M. Boyne
153 Canyon Trail
Pelham, Alabama 35124

STATE OF ALABAMA)
: **GENERAL WARRANTY DEED**
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Eighty Thousand and 00/100 ($180,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Martha B. Ferguson, an unmarried woman, and Kathy A. Joseph, an unmarried woman,** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Timothy M. Boyne,** (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

From a railroad rail at the Southeast corner of the NW 1/4 of the NE 1/4 of Section 26, Township 20 South, Range 1 West, run thence West along the South boundary of said NW 1/4 of the NE 1/4 for a distance of 1334.22 feet to a 1" rebar at the Southwest corner of said NW 1/4 of the NE 1/4; thence turn 91 degrees 05 minutes 02 seconds right and run 489.75 feet along the West boundary of said NW 1/4 of NE 1/4 to a 1/2" rebar, being the POINT OF BEGINNING of the parcel hereby conveyed; thence turn 88 degrees 54 minutes 59 seconds right and run 1334.69 feet to a 1/2" rebar on the east boundary of said NW 1/4 of NE 1/4, said point being 833.71 feet South of a 1/3" rebar at the Northeast corner of said NW 1/4 of NE 1/4; thence turn 88 degrees 71 minutes 38 seconds to the left and run 833.71 feet along the East boundary of said NW 1/4 of NE 1/4 to the Northeast corner of the NW 1/4 of NE 1/4; thence run Westerly 1334.69 feet more or less along the North boundary of said 1/4-1/4 to the Northwest corner of said 1/4-1/4; thence run South along the West line of said 1/4-1/4 a distance of 832.89 feet to the POINT OF BEGINNING; being situated in Shelby County, Alabama.

Also a 60 foot Non-exclusive Easement for ingress, egress and utilities described as follows:

From a railroad rail at the SE corner of the NW 1/4 of NE 1/4 of Section 26, Township 20 South, Range 1 West, being the point of beginning of the centerline of herein described 60 foot easement for ingress, egress and utilities, said point begin in the center of a 100 foot radius cul-de-sac, run thence North along the East boundary of said NW 1/4-NE 1/4 and said easement centerline a distance of 1323.46 feet to a 1/2" rebar at the NE corner of said NW 1/4-NE 1/4; thence turn 91 degrees 10 minutes 25 seconds left and run 953.04 feet along the North boundary of said NW 1/4-NE 1/4 and easement centerline to the P.C. of a curve concave right, having a delta angle of 08 degrees 34 minutes 23 seconds and tangents of 100.00 feet; thence turn 04 degrees 17 minutes 12 seconds right and run a chord distance of 199.44 feet to the P.T.; thence turn 04 degrees 17 minutes 12 seconds right and run 511.75 feet along said easement centerline to the P.C. of a curve concave left, having a delta angle of 20 degrees 39 minutes 57 seconds and tangents of 100.00 feet; thence turn 10 degrees 19 minutes 59 seconds left and run a chord distance of 196.76 feet to the P.T.; thence turn 10 degrees 19 minutes 59 seconds left and run 300.84 feet along said easement centerline to a point; thence turn 11 degrees 32 minutes 19 seconds right and run 341.21 feet along said easement centerline to a point; thence turn 16 degrees 32 minutes 13 seconds left and run 210.74 feet along said easement centerline to a point; thence turn 17 degrees 40 minutes 19 seconds right and run 632.39 feet along said easement centerline to a point of termination on the Easterly boundary of Shelby County Road #47 (80 foot R.O.W.)

Subject To:
Ad valorem taxes for 2006 and subsequent years not yet due and payable until October 1, 2006. Existing covenants and restrictions, easements, building lines and limitations of record.

$323,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

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TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **20th** day of **January, 2006.**

Martha B. Ferguson

Martha B. Ferguson

Kathy A. Joseph

Kathy A. Joseph

STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Martha B. Ferguson, an unmarried woman, and Kathy A. Joseph, an unmarried woman, 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 Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20th day of January, 2006.

NOTARY PUBLIC
My Commission Expires: 6-5-2007

NOTARY PUBLIC