Shelby County, AL 04/14/2006
State of Alabama

Deed Tax:$111.00

20060414000174590 1/2 $125.00
Shelby Cnty Judge of Probate,AL
04/14/2006 10:08:02AM FILED/CERT

*Send Tax Notice To:*
SCOTT COPELAND
3969 BLUE SPRINGS ROAD
WILSONVILLE AL 35186

*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 **ONE HUNDRED TEN THOUSAND SEVEN HUNDRED TWENTY NINE and 88/00 Dollars ($110,729.88)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

**SARAH JO RICHARDS, A MARRIED WOMAN**

grant, bargain, sell and convey unto,

**SCOTT COPELAND**

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 2006 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 24th day of March, 2006.

Sarah Jo Richards
SARAH JO RICHARDS

**STATE OF ALABAMA**
**SHELBY COUNTY**

I, the undersigned authority, Ashley M Harrison a Notary Public in and for said County, in said State, hereby certify that

SARAH JO RICHARDS

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 24TH day of March, 2006.

Ashley Harrison
**Notary Public**

My Commission Expires: 2-20-07

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EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Northwest corner of the SW 1/4 of the NE 1/4, Section 1, Township 21 South, Range 1 East; thence in a southerly direction along the West line of said quarter-quarter, run a distance of 153.0 feet, to the point of beginning; thence continue along the same said course for a distance of 295.16 feet; thence turn an angle of 90 degrees 00 minutes to the left and run 257.33 feet; thence turn an angle of 68 degrees 31 minutes to the right and run a distance of 769.01 feet; thence turn an angle of 48 degrees 51 minutes to the left and run 26.56 feet; thence turn an angle of 131 degrees 09 minutes to the left and run 778.61 feet; thence turn an angle of 111 degrees 29 minutes to the right and run 16.34 feet; thence turn an angle of 90 degrees 00 minutes to the left and run 295.16 feet; thence turn an angle of 90 degrees 00 minutes to the left and run 295.16 feet to the point of beginning. Said parcel is lying in the SW 1/4 of the NE 1/4, Section 1, Township 21 South, Range 1 East, Shelby County, Alabama.
According to the survey of John Gary Ray, dated January 16, 1998.