

  
20060912000451860 1/4 \$43.50  
Shelby Cnty Judge of Probate, AL  
09/12/2006 02:25:53PM FILED/CERT

The property conveyed does not constitute the homestead of Grantor.

This instrument prepared by:

Eric G. Peterson, Esq. *peb*  
Wallace, Jordan, Ratliff & Brandt, L.L.C.  
800 Shades Creek Parkway, Suite 400  
Birmingham, Alabama 35209

Send Tax Notices To:

William A. Ratliff  
3242 Salisbury Road  
Birmingham, Alabama 35213

**WARRANTY DEED**

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

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of TWENTY-TWO THOUSAND TWO HUNDRED SIXTY DOLLARS (\$22,260.00) to the undersigned grantor, **Louise B. Cole and Billy F. Darby**, as Co-Personal Representatives and Co-Trustees under the will of **Helen Baker, deceased Probate Case No 37-152** (hereinafter, the "GRANTOR"), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the GRANTOR does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **William A. Ratliff**, an individual (hereinafter, the "GRANTEE"), the following described real estate situated in Shelby County, Alabama, to-wit:

Legal Description

See Attached Exhibit A

Subject to the following Permitted Exceptions:

1. Taxes and assessments for the year 2006 and subsequent years, which are not yet due and payable.
2. The rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, the subject property.



20060912000451860 2/4 \$43.50  
Shelby Cnty Judge of Probate, AL  
09/12/2006 02:25:53PM FILED/CERT

3. Lack of ingress/egress.
4. Any coal, oil, gas, and other mineral interests in, to or under the land herein described.

Together with all rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

**TO HAVE AND TO HOLD** to said GRANTEE, its successors and assigns, forever.

And the GRANTOR does, for its heirs, executors, administrators, successors and assigns, covenant with the GRANTEE, his heirs, executors, administrators, successors and assigns, that GRANTOR is lawfully seized in fee simple of said premises subject to the Permitted Exceptions; that they are free from all encumbrances, except as otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR, for its heirs, executors, administrators, successors and assigns shall warrant and defend the same to the GRANTEE, his heirs, executors, administrators, successors and assigns forever against the lawful claims of all persons.

[NO FURTHER TEXT ON THIS PAGE]



IN WITNESS WHEREOF, Louise B. Cole and Billy F. Darby, as Co-Person Representatives and Co-Trustees under the will of Helen Baker, deceased Probate Case No 37-152, GRANTOR, have set their signatures as the act of such GRANTOR under seal, this the 20<sup>th</sup> day of July, 2006.

Billy F. Darby  
By: **Billy F. Darby**  
As Co-Person Representative and Co-Trustee under the will of Helen Baker, deceased

Louise B. Cole  
By: **Louise B. Cole**  
As Co-Person Representative and Co-Trustee under the will of Helen Baker, deceased

STATE OF ALABAMA     )  
COUNTY OF Jefferson     )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Billy F. Darby, whose name as Co-Person Representative and Co-Trustee under the will of Helen Baker, deceased, is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day, that being informed of the contents thereof, with full authority, executed the same voluntarily for and as the act of a Co-Person Representative and Co-Trustee.

Given under my hand and official seal, this the 20<sup>th</sup> day of July, 2006.

W. J. Green  
Notary Public  
My Commission Expires: 2/19/2010

STATE OF ALABAMA     )  
COUNTY OF Jefferson     )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Louise B. Cole, whose name as Co-Person Representative and Co-Trustee under the will of Helen Baker, deceased, is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day, that being informed of the contents thereof, with full authority, executed the same voluntarily for and as the act of a Co-Person Representative and Co-Trustee.

Given under my hand and official seal, this the 20<sup>th</sup> day of July, 2006.

W. J. Green  
Notary Public  
My Commission Expires: 2/19/2010



20060912000451860 4/4 \$43.50  
Shelby Cnty Judge of Probate, AL  
09/12/2006 02:25:53PM FILED/CERT

## Exhibit A

From the NE corner of the NE 1/4 - NW 1/4 of Section 5, Township 20 South, Range 2 East, run thence West along the North boundary of said NE 1/4 - NW 1/4 for a distance of 641.62 feet; thence turn 90°21'45" left and run 891.63 feet to a 5/8" rebar; thence continue along said course and along an accepted property line for a distance of 446.38 feet to a 5/8" rebar on the accepted North boundary of the SE 1/4 - NW 1/4 of aforementioned Section 5, being the point of beginning of herein described parcel of land, thence continue along said course for a distance of 657.23 feet to a 1/2" rebar; thence turn 89°26'00" left and run 644.89 feet along an accepted property line to a 1.25" pipe; thence turn 88°22'00" left and run 323.63 feet along an accepted property line to a 5/8" rebar; thence turn 02°22'15" left and run 334.83 feet to a 5/8" rebar accepted as the NE corner of the SE 1/4 - NW 1/4 of Section 5, Township 20 South, Range 2 East; thence turn 89°21'30" left and run 656.30 feet along an accepted property line to the point of beginning of herein described parcel of land, situated in the SE 1/4 - NW 1/4 of Section 5, Township 20 South, Range 2 East, Shelby County, Alabama.

Shelby County, AL 09/12/2006  
State of Alabama

Deed Tax: \$22.50