20070118000026520 1/2 $109.00
Shelby Cnty Judge of Probate,AL
01/18/2007 09:17:04AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

James E. Roberts
P. O. Box 430224
Birmingham, Alabama 35243

Send Tax Notice To:

James E. Roberts
P.O. Box 430224
Birmingham, AL 35243

WARRANTY DEED (Without Survivorship)

value $95,000.00

STATE OF ALABAMA)
SHELBY COUNTY) **KNOWN ALL MEN BY THESE PRESENTS:**

That in consideration of a simultaneous like-kind exchange of property located in Shelby County, Alabama, and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged,

Mary Ann Clayton, a single woman,

(herein referred to as Grantor), grants, bargains, sells and conveys unto,

James E. Roberts, a married man,

(herein referred to as Grantees), **two-thirds** of my **40.415% interest (or 26.945%)** in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

See Legal Attached as Exhibit "A."

SUBJECT TO:

Any and all easements and restrictions of record.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

The subject property is not and never has been the homestead of either Grantor or his spouse.

This deed was prepared without the benefit of a title policy.

The Grantor's interest in the subject property was conveyed to her by I-65 Investment Properties, an Alabama General Partnership, by warranty deed recorded in the Probate Office of Shelby County, Alabama at Instrument No. 20061214000609140.

TO HAVE AND TO HOLD to the said Grantee, its heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s) this the 8th day of January, 2007.

Mary Ann Clayton
Mary Ann Clayton

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Mary Ann Clayton, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8th day of January, 2007.

Mary Christina Evans
Notary Public

[SEAL]

My commission expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: July 26, 2007
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Shelby County, AL 01/18/2007
State of Alabama

Deed Tax:$95.00

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EXHIBIT "A"

DESCRIPTION

COMMENCE AND BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 2 WEST; THENCE RUN NORTH ALONG THE WEST LINE OF SAID QUARTER-QUARTER SECTION FOR 1343.82 FEET TO THE NORTHWEST CORNER OF SAID QUARTER-QUARTER SECTION TO A 1" CAPPED PIPE FOUND; THENCE TURN 93°12'32" RIGHT AND RUN EAST FOR 493.86 FEET TO THE WEST BOUNDARY OF SHELBY COUNTY AIRPORT TO A 1" CRIMPED PIPE FOUND; THENCE TURN 65°16'08" RIGHT AND RUN SOUTHEAST ALONG SAID BOUNDARY FOR 375.45 FEET TO A CAPPED REBAR FOUND; THENCE TURN 89°58'24" RIGHT AND RUN SOUTHWEST FOR 275.00 FEET TO A 1/2" OPEN PIPE FOUND; THENCE TURN 83°19'42" LEFT AND RUN SOUTHEAST FOR 1535.34 FEET TO THE NORTH RIGHT-OF-WAY OF COUNTY ROAD NUMBER 12 TO A CAPPED REBAR FOUND ; THENCE TURN 138°50'19" RIGHT AND RUN NORTHWEST ALONG SAID RIGHT-OF-WAY FOR 418.66 FEET TO A CAPPED REBAR FOUND AT THE P.C. OF A CURVE TO THE LEFT; THENCE RUN IN A NORTHWESTERLY DIRECTION ALONG SAID RIGHT-OF-WAY AND A CURVE TO THE LEFT HAVING A REPORTED RADIUS OF 1949.86 FEET; THENCE TURN A INTERIOR ANGLE RIGHT CLOCKWISE, TO THE CHORD OF SAID CURVE OF 172°46'21" AND TRAVEL ALONG THE ARC WITH A CHORD OF 479.35 FEET TO A CONCRETE MONUMENT FOUND; THENCE TURN A INTERIOR ANGLE LEFT, COUNTERCLOCKWISE, FROM THE CHORD OF 114°39"19" AND RUN NORTH FOR 168.57 FEET TO THE POINT OF BEGINNING A 1" CRIMPED PIPE FOUND. SAID LAND BEING IN SECTIONS 30 AND 31, TOWNSHIP 21 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA AND CONTAINING 20.99 ACRES.