

STATE OF ALABAMA

Purchase Price: \$76,100

COUNTY OF SHELBY



20100809000254660 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
08/09/2010 02:53:09 PM FILED/CERT

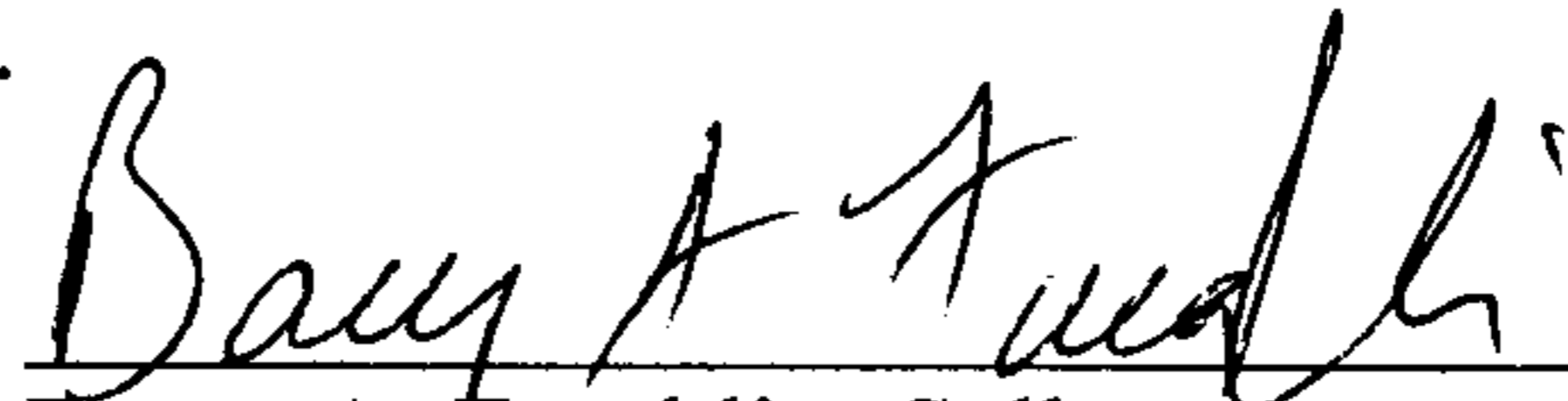
**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is executed this 7<sup>th</sup> day of August, 2010, by

**Barry A. Franklin** ("Seller") whose address is P.O. Box 454, Calera, Alabama 35040 to **James Hill and Tiffany Hill** ("Purchaser").

For good and valuable consideration the receipt whereof is hereby acknowledged, Seller does hereby convey unto Purchaser all the right, title, interest and claim which Seller has in and to the parcel of land, and all improvements and appurtenances thereon or thereto, as more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference, to have and to hold, in fee, from and against any interest or claim against or through Seller, and not otherwise.

IN WITNESS WHEREOF, Barry A. Franklin, as Seller has signed and sealed these presents the day and year first above written.

  
\_\_\_\_\_  
Barry A. Franklin, Seller

STATE OF ALABAMA

COUNTY OF SHELBY

Subscribed and sworn before me effective as of the 7<sup>th</sup> day of August, 2010.

WITNESS my hand and official seal.

  
\_\_\_\_\_

My commission expires: ~~MY COMMISSION~~  
EXPIRES 2/26/11

## **Exhibit "A"**



20100809000254660 2/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
08/09/2010 02:53:09 PM FILED/CERT

### **Legal Description**

One acre of land in the N 1/4 of the SW 1/4 of Section 2, Township 24 North, Range 13 East, Shelby County, Alabama, described as follows: Commence at the SW corner of N 1/4 of the NW 1/4 of the SW 1/2; then run East along the South line of the 20 acre tract 200 feet, more or less, to a point 200 feet West of the centerline of Shelby County, Alabama Highway 224 and the Point of Beginning; then continue last course a distance of 200 feet to a point on the centerline; then run NE (North 34 degrees East) along the centerline 210 feet; then turn left 90 degrees and run NW 165.8 feet; then run SW and parallel with Shelby County, Alabama, Highway 244 321.8 feet to the Point of Beginning. LESS and EXCEPT the S 25 feet which is reserved as a Right of Way. All of such land being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines, rights of way, or limitations, if any, demonstrated by a survey and of record.

Legal Description also of record in Book 064, Page 434, Records of the Probate Office, Shelby County, Alabama.