

This instrument was prepared by:

(Name) Dale Parker
(Address) Pelham, Alabama 35124

Send Tax Notice to:

(Name) James B. Price
(Address) P O Box 10
Pelham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twelve Thousand and NO/100 Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Dale Parker and wife, Louise Parker

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

James B. Price, an unmarried man

(herein referred to as grantee, whether one or more), the following described real estate, situated in
County, Alabama, to-wit:

Shelby

Parcel A:
A parcel of land in the NW 1/4 of NW 1/4 of Section 13, Township 20 South, Range 3 West Shelby County, Alabama described as follows:
Commence at the NE corner of Section 14, Township 20 South, Range 3 West; thence South 01 deg. 12 min. 00 sec. East a distance of 665.26 feet; thence North 89 deg. 42 min. 00 sec. West a distance of 80.00 feet to the beginning of a curve to the left having a central angle of 22 deg. 0 min. 30 sec. and a radius of 300.00 feet, and along the arc of said curve a distance of 115.24 feet to the end of said curve; thence South 21 deg. 42 min. 30 sec. East a distance of 50.00 feet; thence South 0 deg. 19 min. 9 sec. West a distance of 301.30 feet; thence South 89 deg. 39 min. 55 sec. East a distance of 254.89 feet to the point of beginning; thence continue along last described course a distance of 154.59 feet to the easterly right of way line of Shelby County Highway #102 (80 feet right of way) and a point on a curve to the left having a central angle of 8 deg. 24 min. 0 sec. and a radius of 1105.92 feet, said curve being subtended by a chord bearing North 10 deg. 22 min. 47 sec. East and along the arc of said curve a distance of 65.63 feet; thence South 67 deg. 15 min. 22 sec. West and leaving said right of way a distance of 180.35 feet to the point of beginning. Situated in Shelby County, Alabama.

Parcel B:
A parcel of land in the NE 1/4 of NE 1/4 of Section 14, Township 20 South, Range 3 West Shelby County, Alabama described as follows:
Commence at the NE corner of Section 14, Township 20 South, Range 3 West; thence South 01 deg. 12 min. 00 sec. East a distance of 665.26 feet; thence North 89 deg. 42 min. 00 sec. West a distance of 80.00 feet to the beginning of a curve to the left having a central angle of 22 deg. 0 min. 30 sec. and a radius of 300.00 feet to the end of said curve and the point of beginning; thence North 89 deg. 8 min. 5 sec. West a distance of 45.25 feet; thence South 0 deg. 19 min. 9 sec. West a distance of 348.27 feet; thence South 89 deg. 39 min. 55 sec. East a distance of 64.00 feet; thence North 0 deg. 19 min. 9 sec. East a distance of 301.30 feet; thence North 21 deg. 42 min. 30 sec. West a distance of 50.00 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to easements and restrictions of record.

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 said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 22nd day of November, 19 93

(Seal)

(Seal)

(Seal)

Dale Parker

Dale Parker

Louise Parker

Louise Parker

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby County } General Acknowledgment

I, the undersigned
in said State, hereby certify that Dale Parker and wife, Louise Parker

a Notary Public in and for said County,

whose name(s) are signed to the foregoing conveyance, and who are is 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 22nd day of November 19 93

My Commission Expires:

Notary Public

Inst # 1993-41024

Inst # 1993-41024

12/21/1993-41024

02:26 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

20.50

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