

09/07/1994-27476  
09:00 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

Inst # 1994-27476

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
100 Concourse Parkway, Suite 130  
Birmingham, Alabama 35244

JOYCE BAGGETT  
13880 HIGHWAY 25E  
CALERA, AL 35040

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of SIXTY FOUR THOUSAND DOLLARS and 00/100 (\$64,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, JAMES ARTHUR COLEMAN and RUTH L. MARTIN COLEMAN, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JOYCE BAGGETT, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

A PARCEL OF LAND IN THE SW 1/4 OF THE NW 1/4 OF SECTION 13 TOWNSHIP 22 SOUTH RANGE 2 WEST, SHELBY COUNTY, ALABAMA DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF THE SW 1/4 OF THE NW 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, PROCEED SOUTH ALONG THE EAST BOUNDARY OF SAID SW 1/4 OF NW 1/4, A DISTANCE OF 366.7 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY BOUNDARY OF L&N RAILROAD; THENCE PROCEED SOUTH 36 DEG. 19 MIN. WEST ALONG THE NORTHWESTERLY RIGHT OF WAY BOUNDARY OF SAID RAILROAD A DISTANCE OF 159.63 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PROPERTY; THENCE CONTINUE SOUTH 36 DEG. 19 MIN. WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 849.74 FEET; THENCE PROCEED NORTH 47 DEG. 13 MIN. WEST A DISTANCE OF 477.21 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY BOUNDARY OF ALABAMA HIGHWAY #25; THENCE PROCEED NORTH 44 DEG. 24 MIN. EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 214.51 FEET; THENCE PROCEED NORTH 37 DEG. 00. MIN. EAST FOR A CHORD DISTANCE OF 583.65 FEET TO A POINT ON SAID RIGHT OF WAY LINE, AND BEING ON A CURVE CONCAVE LEFT; THENCE PROCEED SOUTH 53 DEG. 41 MIN. EAST FOR A DISTANCE OF 437 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1993 which constitutes a lien but are not due and payable until October 1, 1994.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 80 page 173 with agreement thereto recorded in deed 243 page 167 in Probate Office.

\$24,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, 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, 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 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, JAMES ARTHUR COLEMAN and RUTH L. MARTIN COLEMAN, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 2nd day of September, 1994.

James Arthur Coleman  
JAMES ARTHUR COLEMAN

Ruth L. Martin Coleman  
RUTH L. MARTIN COLEMAN

STATE OF ALABAMA)  
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JAMES ARTHUR COLEMAN, RUTH L. MARTIN COLEMAN whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 2nd day of September, 1994.

[Signature]  
Notary Public

My commission expires: 5-20-96

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002 SNA 52.00