

# WARRANTY DEED

State of Alabama

SHELBY County

Know all men by these presents:

That in consideration of **THREE THOUSAND THREE HUNDRED NINETY DOLLARS AND 38/100**

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

**ROBERT L. DAWSON, A SINGLE MAN**

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

**LELAND SCOTT, A MARRIED MAN**

(herein referred to as grantee, whether one or more), the following described real estate, situated in **SHELBY** County,

Alabama, to-wit:

SEE ATTACHED EXHIBIT A

Inst # 1995-05877

03/07/1995-05877  
12:48 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 14.50

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 the said GRANTEES, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I have hereunto set MY hand(s) and seal(s), this 6TH day of MARCH, 1996

*Robert L. Dawson*

ROBERT L. DAWSON

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that  
ROBERT L. DAWSON whose name IS signed to the foregoing conveyance, and who IS known to me,  
acknowledged before me on this day, that, being informed of the contents of the conveyance WHO executed the same  
voluntarily on the day the same bears date.

Given under my hand and official seal this 6TH day of MARCH, 1996.

*Devin M. Ballard*

NOTARY PUBLIC

NOTARY PUBLIC, STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: MAY 9, 1997  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

MY COMMISSION EXPIRES:

1033 Ogden St  
Birmingham AL 35214

EXHIBIT "A" ON LELAND SCOTT

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 18 SOUTH, RANGE 1 EAST, THENCE RUN SOUTH ALONG THE WEST BOUNDARY LINE OF SAID 1/4-1/4 SECTION FOR 655.0 FEET, THENCE TURN 91 DEGREES 08 MINUTES 15 SECONDS LEFT AND RUN 469.04 FEET, THENCE TURN 85 DEGREES 26 MINUTES 21 SECONDS LEFT AND RUN 600.0 FEET, THENCE TURN AN ANGLE OF 91 DEGREES 52 MINUTES 09 SECONDS LEFT AND RUN 506.94 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 18 SOUTH, RANGE 1 EAST THENCE RUN SOUTH ALONG THE WEST BOUNDARY LINE OF SAID 1/4-1/4 SECTION 561.56 FEET TO THE CENTERLINE OF A COUNTY GRADED ROAD, THENCE TURN 109 DEGREES 13 MINUTES 24 SECONDS LEFT AND RUN ALONG SAID ROAD FOR 78.60 FEET, THENCE TURN 05 DEGREES 31 MINUTES 04 SECONDS RIGHT AND RUN 49.19 FEET ALONG SAID ROAD, THENCE TURN 04 DEGREES 10 MINUTES 16 SECONDS RIGHT AND RUN 161.58 FEET ALONG SAID ROAD, THENCE TURN 80 DEGREES 27 MINUTES 56 SECONDS LEFT AND RUN 473.77 FEET, THENCE TURN 84 DEGREES 42 MINUTES 27 SECONDS LEFT AND RUN 272.66 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

COMMENCE AT THE NORTHWEST CORNER OF THE SW1/4 OF THE SE1/4 OF SECTION 1 TOWNSHIP 18 SOUTH RANGE 1 EAST, THENCE RUN SOUTH ALONG THE WEST BOUNDARY LINE OF SAID 1/4-1/4, SECTION FOR 561.56 FEET TO THE CENTERLINE OF A DIRT ROAD AND THE POINT OF BEGINNING, THENCE CONTINUE ALONG LAST COURSE FOR 93.44 FEET, THENCE TURN AN ANGLE OF 91 DEGREES 08 MINUTES 15 SECONDS TO THE LEFT AND RUN 469.04 FEET, THENCE TURN AN ANGLE OF 85 DEGREES 26 MINUTES 21 SECONDS TO THE LEFT AND RUN 167.37 FEET TO THE CENTER LINE OF A DIRT ROAD, THENCE TURN AN ANGLE OF 96 DEGREES 54 MINUTES 58 SECONDS TO THE LEFT AND RUN 81.61 FEET ALONG THE CENTERLINE OF SAID DIRT ROAD, THENCE TURN AN ANGLE OF 00 DEGREES 28 MINUTES 16 SECONDS TO THE RIGHT AND RUN 44.86 FEET ALONG THE CENTERLINE OF SAID DIRT ROAD, THENCE TURN AN ANGLE OF 06 DEGREES 02 MINUTES 45 SECONDS TO THE LEFT AND RUN 82.23 FEET ALONG THE CENTERLINE OF SAID DIRT ROAD, THENCE TURN AN ANGLE OF 00 DEGREES 28 MINUTES 01 SECONDS TO THE LEFT AND RUN 161.58 FEET ALONG THE CENTERLINE OF SAID DIRT ROAD, THENCE TURN AN ANGLE TO 04 DEGREES 10 MINUTES 16 SECONDS TO THE LEFT AND RUN 49.19 FEET ALONG THE CENTERLINE OF SAID DIRT ROAD, THENCE TURN AN ANGLE OF 05 DEGREES 31 MINUTES 04 SECONDS TO THE LEFT AND RUN 78.60 FEET ALONG THE CENTERLINE OF SAID DIRT ROAD TO THE POINT OF BEGINNING.

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A. J. [Signature]  
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