

Send Tax Notice To:

Celeste Nunnally
1946 Waterford Place
Birmingham, Alabama 35244

\$500.00

This instrument was prepared by:
Roy F. King, Jr., Esquire
Willoughby & King, P.C.
3780 River Run Drive
Birmingham, Alabama 35243

NO TITLE SEARCH WAS REQUESTED OF
NOR PROVIDED BY GRANTOR

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the Exchange Agreement executed this date, the undersigned Celeste L. Nunnally, a single woman, and Wendy W. Nunnally, a single woman, (herein referred to as "Grantors"), in hand paid by Celeste L. Nunnally (herein referred to as "Grantee"), the receipt of which is hereby acknowledged, the said Grantors do by these presents grant, bargain, sell and convey unto the said Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

This conveyance is made subject to the following:

1. 1995 ad valorem taxes, a lien but not yet due and payable.
2. Transmission Line Permits to Alabama Power Company as shown by instrument(s) recorded in Deed 126, at page 165 and Deed 213, at page 421 in the Probate Office of Shelby County, Alabama.

07/06/1995-17645
11:07 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 NCD 16.50

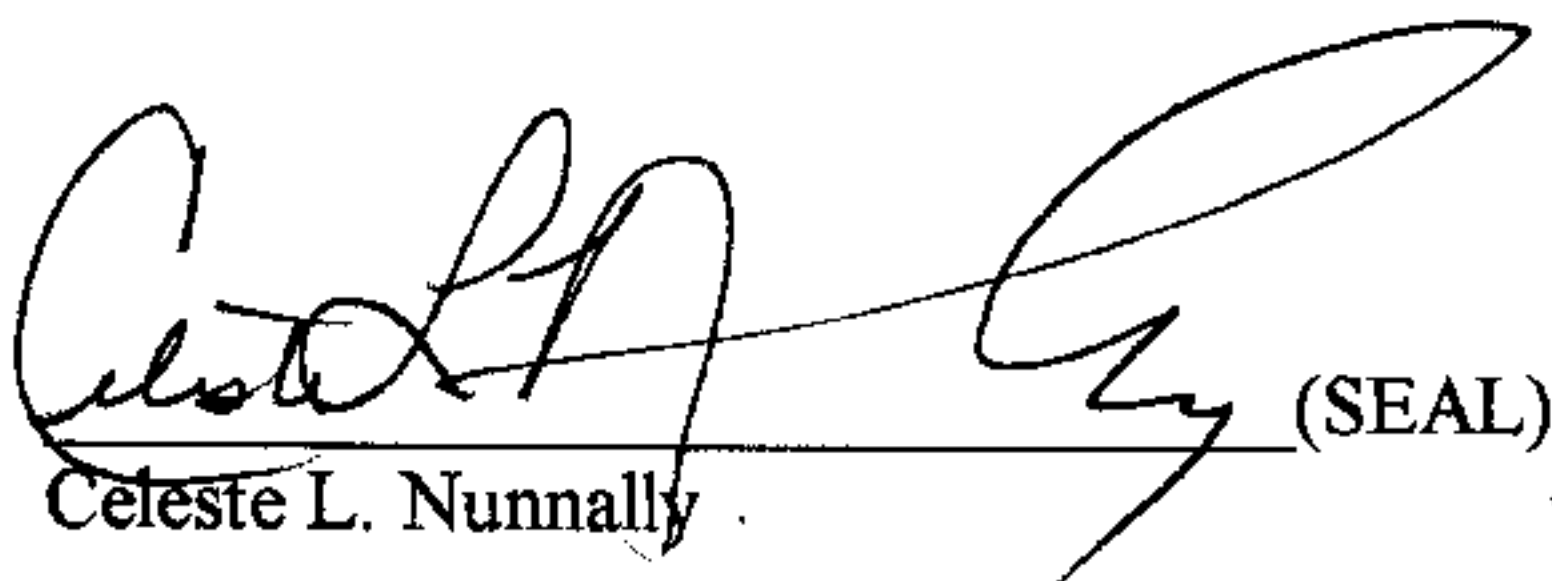
Inst # 1995-17645

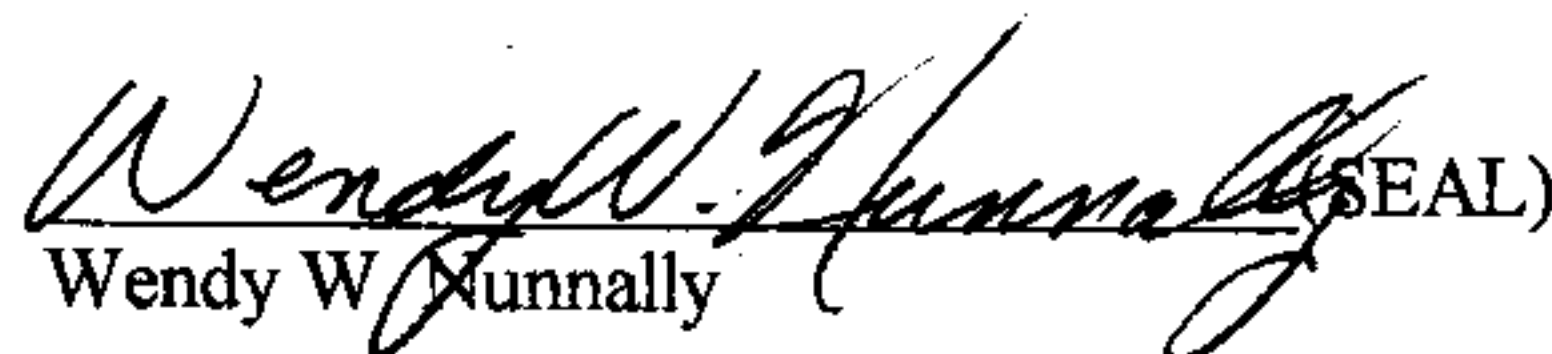
3. Twenty Foot easement to the Water Works Board of the Town of Calera recorded in Deed 186 at page 24, and Deed 186 at page 28, as shown on the survey by Muncher dated September 13, 1994 in the Probate Office of Shelby County, Alabama

4. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to the said Grantee, and to her heirs, successors and assigns forever; and said Grantors, do for themselves their heirs and assigns forever, covenant with said Grantee, her heirs and assigns, that they are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances unless otherwise noted above; that they have a good right to sell and convey the same to the said Grantee, her heirs, executors, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals, this the 5th day of July, 1995.

 (SEAL)
Celeste L. Nunnally

 (SEAL)
Wendy W. Nunnally

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Celeste L. Nunnally, a single woman, 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 said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand this 5 day of July, 1995.

Linda B Holmes
Notary Public
My Commission Expires:
AFFIX SEAL

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Wendy W. Nunnally, a single woman, 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 said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand this 5th day of July, 1995.

Roy F. King Jr
Notary Public

My Commission Expires: 11-21-97
AFFIX SEAL

EXHIBIT "A"

A part of the NE 1/4 of Section 7 and the NW 1/4 of Section 8, Township 22 South, Range 2 West, Shelby County, more particularly described as follows:

Parcel I

Commence at the Northeast corner of the NE 1/4 of Section 7, Township 22 South, Range 2 West, Shelby County, Alabama and run South 0 deg. 35 min. 16 sec. West for 290.00 feet to point of beginning; thence continue South 0 deg. 35 min. 16 sec. West for 1019.73 feet to a point of intersection with the Northwesternly right of way line of Shelby County Road No. 226; thence South 50 deg. 08 min. 56 sec. West for 18.74 feet to an iron pin; thence right 42 deg. 41 min. 55 sec. and run Westerly for 1185.24 feet; thence right 57 deg. 45 min. and run Northwesternly for 1012.17 feet to a point of intersection with the Southeasterly right of way line of Shelby County Highway No. 12; thence right 92 deg. 35 min. 30 sec. to chord and run Northeasterly a chord distance of 817.29 feet to a right of way marker; thence right 81 deg. 20 min. 23 sec. and run Southeasterly for 450.00 feet; thence left 51 deg. 16 min. 38 sec. and run Easterly for 808.64 feet to point of beginning.

Parcel II

Commence at the Northwest corner of the NW 1/4 of Section 8, Township 22 South, Range 2 West, Shelby County, Alabama and run South 0 deg. 35 min. 16 sec. for 1019.73 feet to a point of intersection with the Northwesternly right of way line of Shelby County Road No. 226; thence left 127 deg. 28 min. 23 sec. and run Northeasterly along said road right of way line for 230.00 feet; thence left 90 deg. 00 min. and run Northwesternly for 300.04 feet to a point of intersection with the West line of said Section 8; thence left 142 deg. 31 min. 37 sec. and run South along said Section line for 378.05 feet to point of beginning.

LESS AND EXCEPT:

DESCRIPTION OF A TRACT OF LAND SITUATED IN THE NE 1/4 OF SECTION 7, AND THE NW 1/4 OF SECTION 8, TOWNSHIP 22 SOUTH, RANGE 2 WEST, SHELBY COUNTY ALABAMA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF SECTION 7, TOWNSHIP 22 SOUTH, RANGE 2 WEST, SHELBY COUNTY ALABAMA AND RUN SOUTH 00 35'16" WEST ALONG THE EAST LINE OF SAID SECTION 7 FOR 1019.73 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF SHELBY COUNTY ROAD NO. 226, AND POINT OF BEGINNING; THENCE NORTH 53 06'53" EAST FOR 230.00 FEET; THENCE LEFT 90 00' AND RUN NORTH 36 53'06" WEST FOR 300.04 FEET; THENCE NORTH 00 35'16" EAST FOR 98.00 FEET; THENCE NORTH 39 24'44" WEST FOR 380.00 FEET; THENCE SOUTH 00 35'16" WEST FOR 470.77 FEET; THENCE SOUTH 37 09'09" EAST FOR 366.03 FEET; THENCE NORTH 50 08'56" EAST FOR 18.74 FEET TO POINT OF BEGINNING, CONTAINING 5.0 ACRES, MORE OR LESS.

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