

This instrument was prepared by: Scott J. Humphrey  
(Name) Corley, Moncus & Ward, P.C.

(Address) 2100 SouthBridge Pkwy., Ste. 650  
Birmingham, Alabama 35209

Send Tax Notice To: Bill F. Knowles, Sr.  
name  
260 Griffin Road  
address  
Chelsea, AL 35043

WARRANTY DEED (Without Survivorship)

STATE OF ALABAMA }  
~~Jefferson~~ Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED TWENTY SIX THOUSAND AND NO/100-----  
-----DOLLARS (\$226,000.00)  
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I  
or we, E. P. Chesser, Jr. and Ester Lee Chesser

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Bill F. Knowles, Sr.

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

See Exhibit "A" attached hereto and made a part hereof as if  
set forth herein verbatim.

Subject to existing easements, restrictions, set back lines, right of  
ways, limitations, if any, of record and Ad Valorem taxes for the  
year 1995, which said taxes are not due and payable until October 1,  
1995.

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\$ 180,800.00 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith.

TO HAVE AND 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 person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal (s), this 29th  
day of August, 19 95

\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)

E. P. Chesser Jr. (Seal)  
E. P. Chesser, Jr.  
Ester Lee Chesser (Seal)  
Ester Lee Chesser (Seal)

STATE OF ALABAMA }  
Jefferson COUNTY }

General Acknowledgment

I, Scott P. Humphrey, a Notary Public in and for the said County, in said State, hereby certify that  
E. P. Chesser, Jr. and Ester Lee Chesser  
whose name(s) are signed to the foregoing conveyance, and who are 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 hands and official seal this 29th day of August, A.D., 19 95

Scott P. Humphrey Notary Public

MY COMMISSION EXPIRES JANUARY 24, 1998

## EXHIBIT "A"

A parcel of land located in the NW 1/4 of the SE 1/4 of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama; more particularly described as follows:

Commence at the Northeast corner of the NW 1/4 of the SE 1/4 of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama, being the point of beginning; thence run Southerly along the 1/4 line 259.13 feet to the Northwesternly right of way of U.S. Highway No. 280; then right 66 deg. 22 min. 18 sec. Southwesterly along said right of way 311.81 feet; thence right 34 deg. 43 min. 40 sec. Northwesternly along said right of way 195.02 feet; thence right 90 deg. 00 min. Northeasterly 200.24 feet to a point on a curve to the right, concave Southerly with a radius of 222.32 feet and a central angle of 55 deg. 00 min.; thence right to the chord of 63 deg. 30 min. 43 sec. Northeasterly and along the arc of said curve 213.41 feet; thence continue Southeasterly tangent to said curve a distance of 50.00 feet to the P.C. of a curve to the left, concave Northwesternly, with a radius of 87.96 feet and a central angle of 65 deg. 11 min. 17 sec.; thence run Easterly and Northeasterly along the arc of said curve a distance of 99.51 feet; thence continue Northeasterly tangent to said curve a distance of 89.12 feet to the North line of said 1/4 1/4; thence right 50 deg. 56 min. 37 sec. Easterly along said North line 49.88 feet to the point of beginning; being situated in Shelby County, Alabama.

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