

THIS INSTRUMENT PREPARED BY:
WEATHINGTON & ASSOCIATES, P.C.
819 Parkway Drive, S.E
Leeds, Alabama 35094

* Send Tax Notice To:
* Gary K. Kelley
* Post Office Box 236
* Chelsea, AL 35043

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of THIRTY-FIVE THOUSAND 00/100 DOLLARS (\$35,000.00) and other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **BURNS A. POPHAM, and wife, ANN B. POPHAM,** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **GARY K. KELLEY** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commencing at the Northeast Corner of Section 30 Township 19 South Range 1 East Shelby County, Alabama; thence North 89 degrees 38 minutes 30 seconds West along the north boundary line of said Section 30 Township 19 South Range 1 East, a distance of 1696.78 feet; thence South 0 degrees 00 minutes 00 seconds West, a distance of 20.16 feet to the point of beginning; thence continuing South along said line, a distance of 488.24 feet; thence South 87 degrees 36 minutes 50 seconds West, a distance of 446.50 feet; thence North 0 degrees 00 minutes 00 seconds West, a distance of 488.24 feet; thence North 87 degrees 46 minutes 17 seconds East, a distance of 172.58 feet; thence North 87 degrees 30 minutes 52 seconds East, a distance of 273.92 feet to the point of beginning; said described tract containing 5.00 acres, more or less.

50 FOOT EASEMENT FOR INGRESS EGRESS AND UTILITIES:

Commencing at the Northeast corner of Section 30 Township 19 South Range 1 East; thence North 89 degrees 38 minutes 30 seconds West, a distance of 1330.88 feet; thence South 0 degrees 01 minute 04 seconds East, a distance of 628.88 feet; thence South 89 degrees 58 minutes 56 seconds West, a distance of 150.00 feet; thence North 0 degrees 01 minute 04 seconds West, a distance of 28.64 feet; thence South 68 degrees 32 minutes 39 seconds West, a distance of 99.64 feet; thence South 22 degrees 34 minutes 49 seconds West, a distance of 129.93 feet; thence South 47 degrees 03 minutes 26 seconds West, a distance of 116.43 feet; thence South 72 degrees 07 minutes 02 seconds West, a distance of 157.88 feet; thence North 82 degrees 08 minutes 08 seconds West, a distance of 109.99 feet; thence South 1 degree 08 minutes 40 seconds West, a distance of 381.60 feet to the North right of way line of Shelby County Road No. 280 and the point of beginning of the center line of a 50 foot easement for ingress egress and utilities; thence North 1 degree 08 minutes 40 seconds East, a distance of 381.60 feet; thence North 27 degrees 34 minutes 32 seconds West, a distance of 526.22 feet;

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thence North 46 degrees 16 minutes 40 seconds East, a distance of 94.72 feet to the point of ending.

This instrument was prepared without benefit of a Title Insurance Commitment or other title examination. The legal description was furnished by the grantors.

The herein conveyed property does not constitute any portion of the homestead of the grantor nor that of her spouse.

\$26,000 of the above consideration was paid by mortgage loan closed simultaneously herewith.

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 7th day of Feb, 1996.

Burns A. Popham
Burns A. Popham

Ann B. Popham
Ann B. Popham

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Burns A. Popham and Ann B. Popham whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of Feb, 1996.

Joyce Adair
Notary Public

My Commission Expires:

May 25, 1999

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