

Prepared without benefit of survey. Attorney makes no certification as to legal description.

Send Tax Notice To:  
Ronnie H. Boothe  
22 Old Buttermilk Road  
Montevallo, Alabama 35115

Inst # 1996-16767

This instrument was prepared by:  
James W. Fuhrmeister  
Griffin, Allison, May, Alvis & Fuhrmeister  
P. O. Box 380275  
Birmingham, AL 35238

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Warranty Deed

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STATE OF ALABAMA            )  
  )            **KNOW ALL MEN BY THESE PRESENTS,**  
COUNTY OF SHELBY         )

THAT IN CONSIDERATION OF Fifty Five Thousand Dollars and 00/100 (\$55000.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Gerald W. Boothe and wife, Carol Boothe** (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **Ronnie H. Boothe, an unmarried man**, (herein referred to as Grantees, whether one or more) the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

See Attached Exhibit A

Subject to:

1. Taxes for 1996 and subsequent years. 1996 ad valorem taxes are a lien but not due and payable until October 1, 1996
2. Any loss, claim, damage, or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have ben paid under a current use assessment.
3. Permits and rights of way of record, if any.
4. Any part of caption lands lying within a public road.
5. Road agreement as recorded in Inst. No. 1994-23559 in Probate Office.
6. Existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

NOTE: \$55000.00 of the above recited consideration was paid from the proceeds of a mortgage loan executed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee its heirs and assigns forever.

05/23/1996-16767  
10:02 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 15.50

And I do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my 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, we have hereunto set our hand and seal, this 22 day of May, 1996.

Gerald W. Boothe  
GERALD W. BOOTHE

Carol Boothe  
CAROL BOOTHE

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Gerald W. Boothe and wife, Carol Boothe, whose names 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 date the same bears date.

Given under my hand and official seal, this the 22 day of May, 1996.

Kimberly M. Melton  
Notary Public  
My commission expires: 3-1-99

EXHIBIT A

A parcel of land in the NW 1/4 of the SE 1/4 and the NE 1/4 of the SW 1/4 of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the SW corner of the NW 1/4 of the SE 1/4 of said Section 5; thence run North 68 degrees 02 minutes 46 seconds west a distance of 45.50 feet to the centerline of a chert road; thence run North 24 degrees 57 minutes 29 seconds East along said centerline a distance of 212.37 feet to the Point of Beginning; thence run North 67 degrees 58 minutes 49 seconds West a distance of 87.20 feet to an existing iron pin; thence run North 05 degrees 23 minutes 59 seconds East along an old fence line a distance of 103.72 feet; thence North 02 degrees 24 minutes 30 seconds West along said fence line a distance of 428.38 feet to an existing iron pin; thence run North 87 degrees 26 minutes 41 seconds East a distance of 36.58 feet to the centerline of a chert road; thence southerly along the centerline of said chert road, the following bearings and distances: South 19 degrees 31 minutes 50 seconds East a distance of 276.66 feet South 13 degrees 58 minutes 00 seconds East a distance of 73.00 feet South 05 degrees 53 minutes 00 seconds West a distance of 93.00 feet, South 18 degrees 45 minutes 17 seconds West a distance of 149.43 feet to the point of beginning. LESS AND ESCEPT THAT part lying within the right of way of the public road.

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