

This instrument was prepared by

Send Tax Notice To:

B. CHRISTOPHER BATTLES  
 (Name) 3150 HIGHWAY 52 WEST  
 PELHAM, AL 35124  
 (Address)

B. CHRISTOPHER BATTLES  
 (Name) 3150 Highway 52 West  
 Pelham, AL 35124  
 (Address)

**WARRANTY DEED**

STATE OF ALABAMA  
 COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY FIVE THOUSAND AND NO/100----- (\$65,000.00)

to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Kenneth W. Bettini and wife, Shirley W. Bettini

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

B. Christopher Battles

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

LEGAL DESCRIPTION IS ATTACHED HERETO, MADE A PART HEREOF

INCORPORATED HEREIN AND MARKED "EXHIBIT A"

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$58,500.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

03/24/1997-08932  
 12:23 PM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE

TO HAVE AND TO HOLD, to the said GRANTEE, his, her, ~~and 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, we have hereunto set our hand(s) and seal(s), this 28th day ofFebruary, 19 97.

(Seal)

KENNETH W. BETTINI

(Seal)

(Seal)

SHIRLEY W. BETTINI

(Seal)

STATE OF ALABAMA  
 COUNTY OF SHELBY

**General Acknowledgment**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kenneth W. Bettini and wife, Shirley W. Bettini, 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 hand and official seal, this the 28th day of February, 19 97.

Kenneth W. Bettini  
 Notary Public

Inst # 997-08932

EXHIBIT "A"

*A part of the NE1/4 of the SE1/4 and the SE1/4-SE1/4 of Section 30, Township 20 south, Range 2 west, Shelby County, Alabama more particularly described as follows:*

*Beginning at the southwest corner of the NE1/4 of the SE1/4 of Section 30, Township 20 south, Range 2 west, Shelby County, Alabama and run thence northerly along the west line of said quarter-quarter section a distance of 430.85' to a steel pin corner; Thence turn 88 degrees 47 minutes 30 seconds to the right and run easterly along the back line of the Cheshire subdivision a distance of 589.72' to a steel pin corner; Thence turn 35 degrees 31 minutes 20 seconds to the left and run northeasterly along the back line of same said Cheshire subdivision a distance of 692.48' to a steel pin corner; Thence turn 126 degrees 15 minutes 30 seconds to the right and run southerly a distance of 338.71' to a steel pin corner; Thence turn 39 degrees 38 minutes 44 seconds to the left and run southeasterly a distance of 154.75' to a steel pin corner on the northerly margin of Winsor Circle in a curve to the left having a delta angle of 42 01' 27", a radius of 339.79 and a chord distance of 243.66'; Thence turn 93 degrees 05 minutes 35 seconds right to chord and run southwesterly along the chord of said curve a chord distance of 243.66' to a steel pin corner; Thence turn 68 degrees 59 minutes 17 seconds right from chord and run northwesterly a distance of 63.63' to a steel pin corner; Thence turn 72 degrees 07 minutes 28 seconds left and run southwesterly a distance of 657.00' to a steel pin corner; Thence turn 40 degrees 25 minutes 32 seconds right and run westerly a distance of 495.03' to a steel pin corner on the west line of the SE1/4 of the SE1/4 of said Section 30; Thence turn 89 degrees 07 minutes 19 seconds right and run northerly along said quarter-quarter line a distance of 134.12' to the point of beginning, containing 14.09 acres and subject to any and all agreements, easements, rights of way, restrictions and/ or limitations of probated record and / or applicable law.*

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DOR HCB 20.00