

Send Tax Notice To:
Philip J. Rouss
2905 Wisteria Drive
Birmingham, Alabama 35226

Inst # 1997-19018

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

Warranty Deed

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

THAT IN CONSIDERATION OF Eighty Five Thousand Dollars and no/100 Dollars (\$85,000.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Wade R. Boothe, a married man and Ricky L. Shaner, a married man** (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **Philip J. Rouss, an unmarried man**, (herein referred to as Grantees, whether one or more) in fee simple together with every contingent remainder and right of reversion, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

See attached Exhibit A

Subject to:

1. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 99, page 399, in Probate Office.
2. Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed 82, page 348, in Probate Office.
3. Less and except that part of the land within Buck Creek.
4. Riparian Rights, if any, in and to the use of Buck Creek.
5. General and special taxes or assessments for 1997 and subsequent years not yet due and payable.
6. Location of existing overhead telephone lines, existing overhead power lines, and fences all as shown on the survey by R. C. Farmer & Associates, dated November 14, 1995.
7. All other existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

NOTE: This property does not constitute the homestead of the Grantor.

NOTE: \$70,900.00 of the above recited consideration was paid from the proceeds of a mortgage loan executed simultaneously herewith. Inst # 1997-19018

06/18/1997-19018
08:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 29.00

TO HAVE AND TO HOLD unto the said Grantee its heirs and assigns, forever in fee simple forever, together with every contingent remainder and right of reversion.

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 my hand and seal, this 12 day of June, 1997.

Wade R. Boothe
Wade R. Boothe

Ricky L. Shaner
Ricky L. Shaner

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Wade R. Boothe and Ricky L. Shaner, 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 12 day of June, 1997.

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

EXHIBIT A

A parcel of land in the NE 1/4 of the NW 1/4 and the NW 1/4 of the NE 1/4 of Section 18, Township 21 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the NW corner of Section 18, Township 21 South, Range 2 West; thence South 89 deg. 06 min. 53 sec. East and run along the North line of said section a distance of 2015.04 feet to the northeasterly right of way line of L & N north bound tract (100 foot right of way); thence continue along the last described course run a distance of 480.43 feet to the southwesterly right of way line of U. S. Highway No. 31 (200 foot right of way); thence South 39 deg. 16 min. 16 sec. East and along said right of way run a distance of 202.22 feet to the intersection with southwesterly right of way line of said U. S. Highway No. 31 and the center line of Buck Creek, said point being the Point of Beginning; thence continue along the last described course a distance of 306.85 feet; thence North 77 deg. 13 min. 37 sec. West and leaving said right of way run a distance of 135.36 feet; thence South 02 deg. 03 min. 25 sec. East and run a distance of 343.14 feet to the northeasterly right of way of said L & N north bound tract; thence North 43 deg. 42 min. 17 West and along said right of way run a distance of 771.36 feet; thence South 89 deg. 06 min. 53 sec. East and leaving said right of way a distance of 458.48 feet to the Point of Beginning; being situated in Shelby County, Alabama.

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