

VALUE: \$
SEND TAX NOTICE TO:

Randall Channell and Bret G. Winford

8181 Hwy 13
HELENA, ALA. 35080

This instrument was prepared by:
WALLACE, ELLIS, FOWLER & HEAD
P. O. Box 587
Columbiana, AL 35051

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifty Thousand and No/100 (\$50,000.00) Dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Joseph Leonard Booth and wife, Andrea V. Booth** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Randall Channell and Bret G. Winford** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

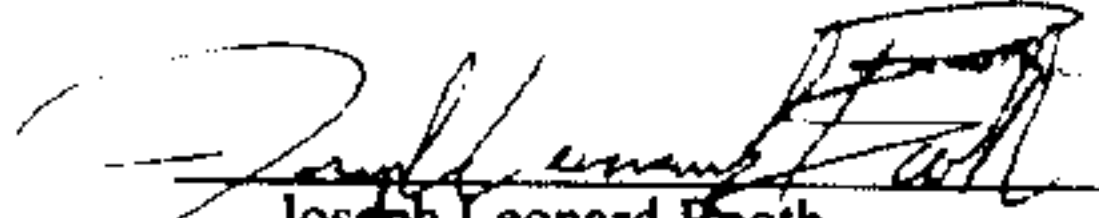
A parcel of land in the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 21, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

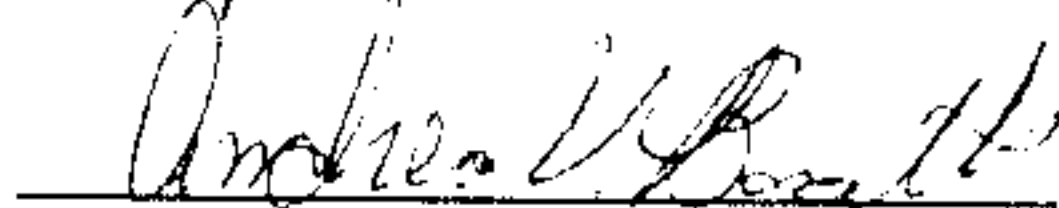
Commence at the Southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence run North 00 degrees 57 minutes 45 seconds West along the west $\frac{1}{4}$ - $\frac{1}{4}$ line 344.62 feet to the center of a ditch and the point of beginning; thence run Southeast along said ditch the following courses: South 38 degrees 55 minutes 00 seconds East a distance of 13.92 feet; South 77 degrees 05 minutes 00 seconds East a distance of 16.33 feet; South 47 degrees 00 minutes 54 seconds East a distance of 28.15 feet; South 60 degrees 03 minutes 14 seconds East a distance of 72.22 feet; South 61 degrees 51 minutes 17 seconds East a distance of 68.19 feet to a point on the Westerly right-of-way of Shelby County Highway #17; thence run 223.58 feet along the arc of counterclockwise curve having a delta angle of 16 degrees 26 minutes 26 seconds and a radius of 779.17 feet, (North 17 degrees 54 minutes 32 seconds West a distance of 222.81 feet-chord), to a concrete right-of-way monument; thence run North 26 degrees 07 minutes 45 seconds West 238.15 feet to a point on the West $\frac{1}{4}$ - $\frac{1}{4}$ line; thence run South 00 degrees 57 minutes 45 seconds West along said $\frac{1}{4}$ - $\frac{1}{4}$ line 323.98 feet to the point of beginning.

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 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, I (we) have hereunto set my hand(s) and seal(s), this 17 day of December, 1997.

 (SEAL)
Joseph Leonard Booth

 (SEAL)
Andrea V. Booth

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph Leonard Booth and wife, Andrea V. Booth, 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 day the same bears date.

Given under my hand and official seal this 17th day of December, 1997.


Notary Public

Inst # 1997-41168

12/18/1997-41168
12:40 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
BOB HED