

This instrument was prepared by:

✓ Grantee(s) address:
24580 Highway 25
Columbiana, AL 35051

Conwill & Justice
P.O. Box 557 Columbiana, Alabama 35051

Inst # 1998-18612

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

500.00

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, and in further consideration of the division of jointly owned property, I, Terry A. Wilson, married, (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Timothy E. Wilson (herein referred to as GRANTEE, whether one or more) the following described real estate situated in County, Alabama to-wit:

Parcel 1

A parcel of land being in the NE 1/4 of the SW 1/4 of Section 7, Township 21 South, Range 1 East, Shelby County, Alabama, and more particularly described as follows: Commence at the SE corner of the NE 1/4 of the SW 1/4 of Section 7, Township 21 South, Range 1 East, Shelby County, Alabama, run thence North 88 deg. 54 min. 13 sec. West for 365.57 feet to the point of beginning; run thence North 89 deg. 01 min. 58 sec. West for 56.98 feet to the East right-of-way of Alabama Highway 25; run thence North 04 deg. 33 min. 09 sec. East along said East right-of-way for 160.15 feet; run thence in a Northeastwardly direction along said East right-of-way and a curve to the right having a radius of 2770.88 feet for an arc distance of 145.07 feet; run thence South 78 deg. 47 min. 40 sec. East for 193.40 feet; run thence South 19 deg. 33 min. 20 sec. West for 114.19 feet; run thence South 32 deg. 00 min. 06 sec. West for 106.47 feet; run thence South 43 deg. 36 min. 59 sec. West for 95.84 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel 2

A parcel of land being in the NE 1/4 of the SW 1/4 of Section 7, Township 21, Range 1 East, Shelby County, Alabama, and more particularly describes as follows: Commence at the Southeast corner of the Northeast Quarter of the Southeast Quarter of Section 7, Township 21 South, Range 1, Shelby County, Alabama; run thence North 88 degrees 54 minutes 13 seconds West along the South line of said Quarter-Quarter Section for 365.57 feet to the

05/21/1998-18612
09:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 HCB 14.00

point of beginning; run thence North 43 degrees 36 minutes 59 seconds East along the West margin of the Old Wilsonville-Columbiana Road for 95.84 feet; run thence North 32 degrees 00 minutes 06 seconds East along said West margin for 106.47 feet; run thence North 19 degrees 33 minutes 20 seconds East along said West margin for 244.58 feet; run thence North 81 degrees 07 minutes 30 seconds West for 217.56 feet to the East right of way of Alabama Highway Number 25; run thence in a Southerly direction along said East right of way and a curve to the left having a radius of 2770.88 feet for an arc distance of 265.35 (said arc having a chord bearing of South 07 degrees 18 minutes 01 seconds West and a chord distance of 265.25 feet); run thence South 04 degrees 33 minutes 09 seconds West along said East right of way for 160.15 feet; run thence South 89 degrees 01 minutes 58 seconds East for 56.98 feet to the point of beginning.

LESS AND EXCLUDING:

A parcel of land in the Northeast quarter of the Southwest quarter of Section 7, Township 21 South, Range 1 East, being a part of the same land described in a deed to Timothy and Terry Wilson, recorded in instrument number 1997-03830 of the real property records of Shelby County, Alabama. Said parcel of land being more particularly described as follows:


Commencing at the Southeast corner of the Northeast quarter of the Southwest quarter of said Section 7; thence N 88° 54' 13" W, along the South line of said sixteenth section, a distance of 365.57 feet to a point; thence N 43° 36' 59" E, a distance of 95.84 feet to a point; thence N 32° 00' 06" E, a distance of 106.47 feet to a point; thence N 19° 33' 20" E, a distance of 153.61 feet to the point of beginning; thence N 19° 33' 20" E, a distance of 90.96 feet to a point; thence N 81° 07' 30" W, a distance of 217.56 feet, to a point on the southeasterly right-of-way of State Highway No. 25; thence along a curve, to the left, in said right-of-way having a radius of 2770.88 feet and a chord bearing of S 09° 11' 59" W, and arc length of 81.22 feet to a point; thence S 78° 47' 40" W, a distance of 201.34 feet to the point of beginning. The herein described parcel contains 0.411 acres of land.

The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I 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 GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 20th day of May,
1998.

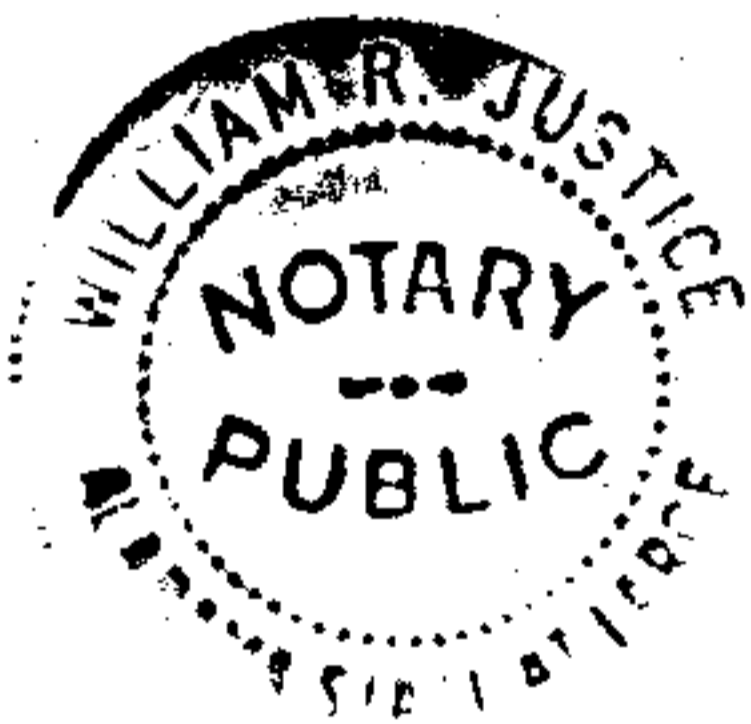


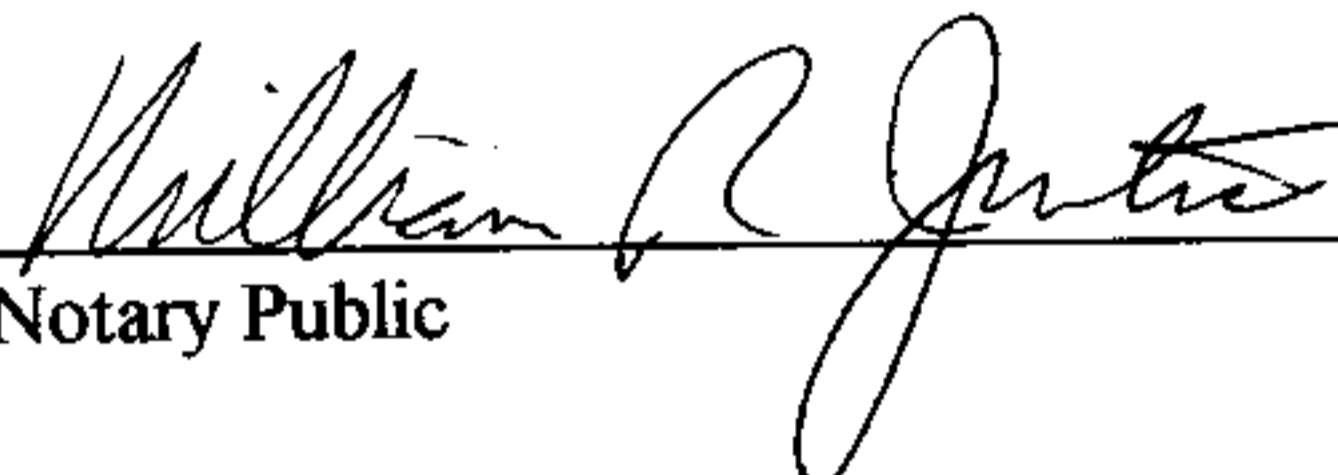
Terry A. Wilson

STATE OF ALABAMA
SHELBY COUNTY General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Terry A. Wilson, married, whose name is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of May, 1998.





Notary Public

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05/21/1998-18612
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