

✓ Send Tax Notice To:
Russell Nunnally

503 TRAILING COURT
B'HAM, AL 35216
#500⁰⁰

This instrument was prepared by:
Roy F. King, Jr., Esquire
Martin, Drummond & Woosley, P.C.
2204 River Run Drive
Birmingham, Alabama 35209

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the undersigned WENDY W. NUNNALLY, a single woman, RUSSELL HAYS NUNNALLY, an unmarried man, and KEVIN DUANE NUNNALLY, an unmarried man, (herein referred to as "Grantors"), in hand paid by RUSSELL HAYS NUNNALLY, an unmarried man, (herein referred to as "Grantee"), the receipt of which is hereby acknowledged, the said Grantors do by these presents grant, bargain, sell and convey unto the said Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

Inst # 1998-29082

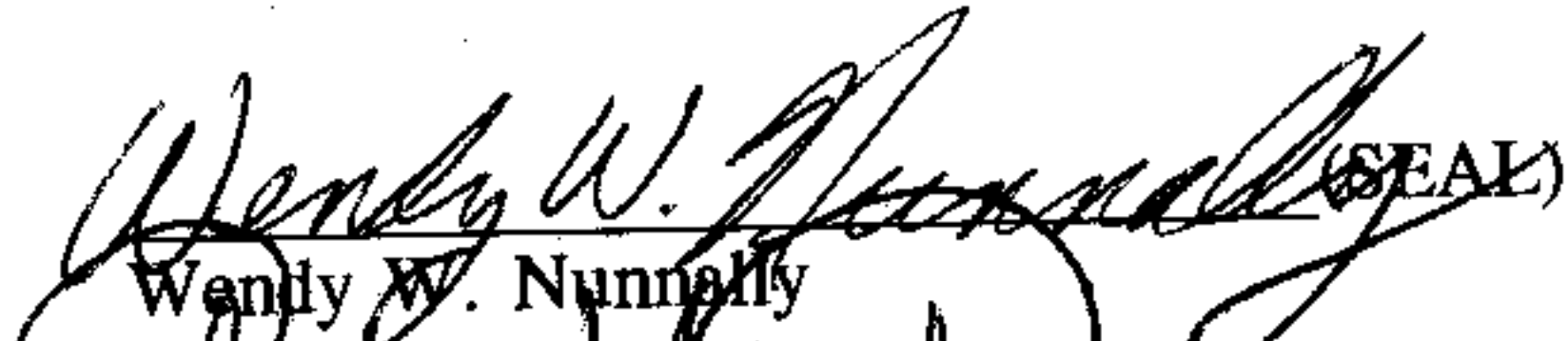
07/30/1998-29082
01:58 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
005 CRH 19.00

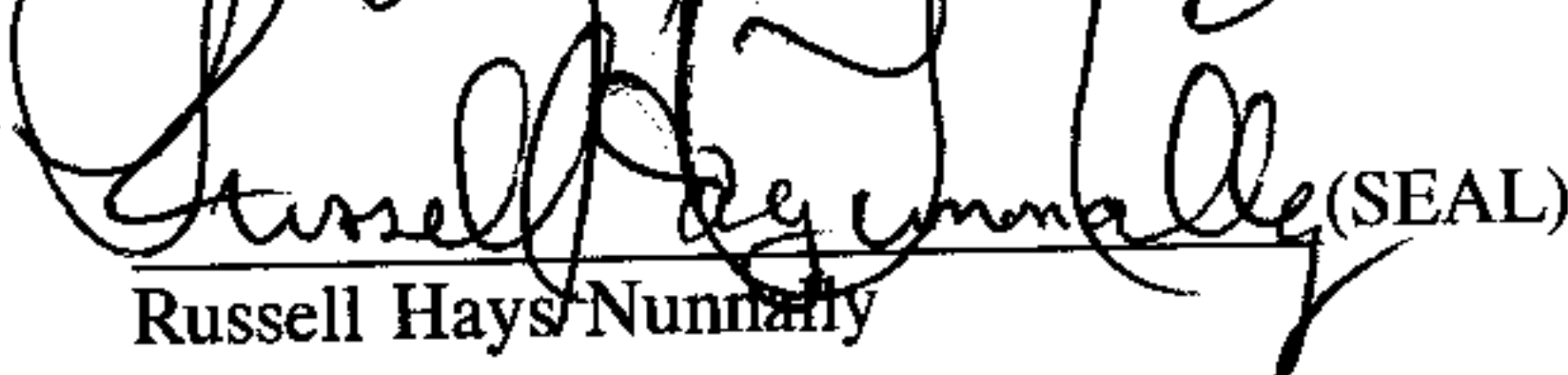
This conveyance is made subject to the following:

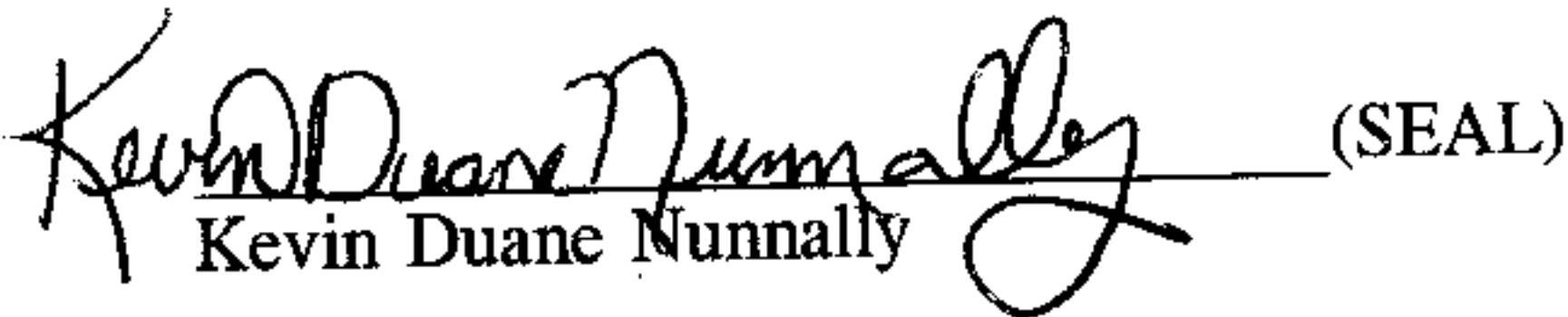
1. 1998 ad valorem taxes, a lien but not yet due and payable.
2. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.
3. Easements to Alabama Power company in Deed Vol 138, Page 96 and Deed Vol. 238, Page 137.
4. Agreements as to boundary lines in Deed Vol 138, Page 39.

TO HAVE AND TO HOLD to the said Grantees, and to their heirs, executors and assigns forever; and said Grantors do for themselves and their heirs, executors and assigns forever, covenant with said Grantees, their heirs, executors and assigns, that they are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances unless otherwise noted above; that they have a good right to sell and convey the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals, this the _____ day of _____, 1998.


Wendy W. Nunnally (SEAL)


Russell Hays Nunnally (SEAL)

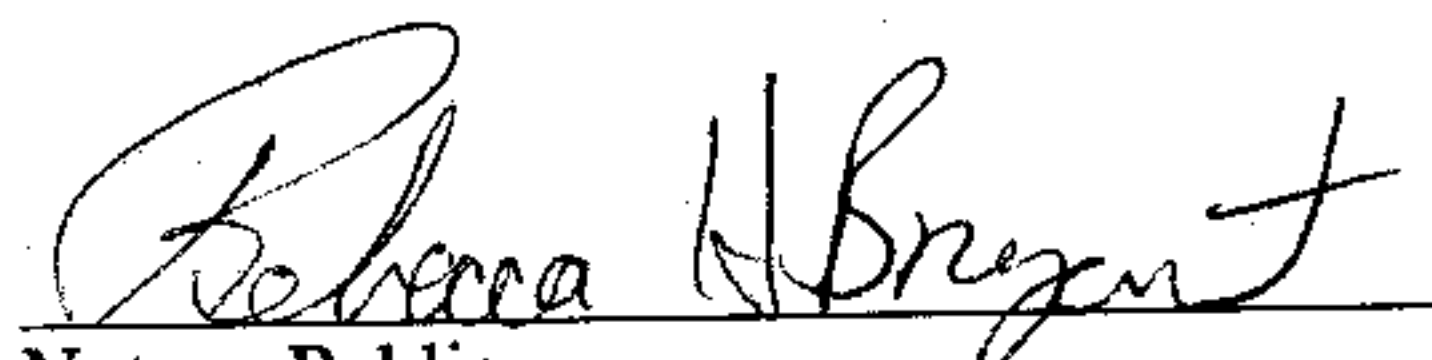

Kevin Duane Nunnally (SEAL)

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Wendy W. Nunnally, a single woman, whose name is signed as a grantor and a grantee to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand this 29th day of July, 1997.


Notary Public

My Commission Expires: _____
AFFIX SEAL

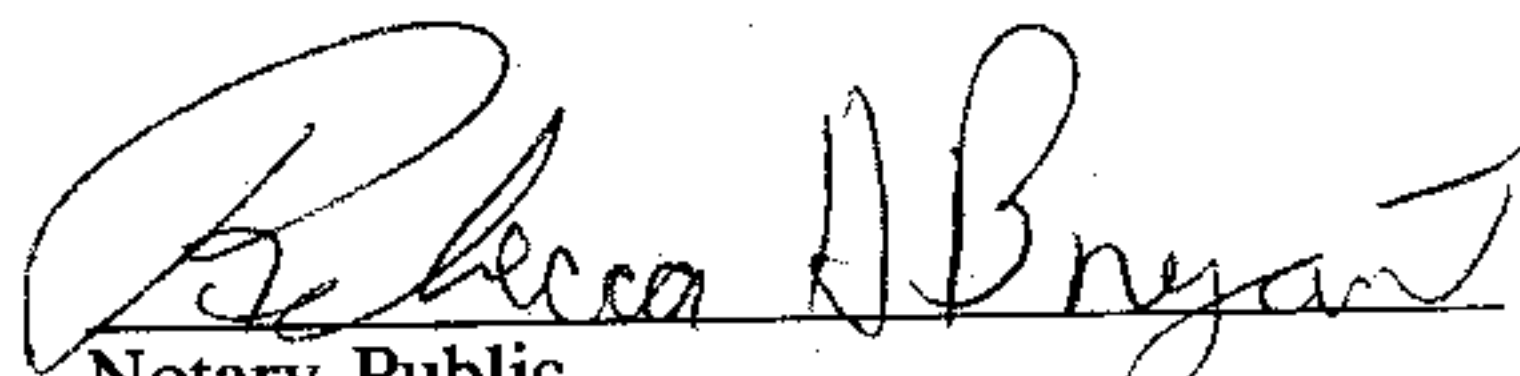
MY COMMISSION EXPIRES OCTOBER 13, 2001

STATE OF ALABAMA)

COUNTY Jefferson)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Russell Hays Nunnally, a single man, whose name is signed as a grantor and a grantee to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand this 29th day of July, 1998.


Notary Public

My Commission Expires: _____
AFFIX SEAL

MY COMMISSION EXPIRES OCTOBER 13, 2001

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Kevin Duane Nunnally, an unmarried man, whose name is signed as a grantor and grantee to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand this 30th day of July, 1998.

Judy L. Santa Cruz
Notary Public

Notary Public, Alabama State At Large
My Commission Expires, November 13 2001

My Commission Expires: _____

AFFIX SEAL

STATE OF ALABAMA
COUNTY OF SHELBY

THE SW1/4-NW1/4, SECTION 3, TOWNSHIP 20 SOUTH,
RANGE 3 WEST, SHELBY COUNTY, ALABAMA.

LESS AND EXCEPT:

Beginning at a 3" capped T.C.I corner representing the northwest corner of the southwest quarter of the northwest quarter of Section 3, Township 20 south, Range 3 west, Shelby County, Alabama and run thence easterly along the north line of said quarter-quarter section a distance of 1,014.21' to a point in the centerline of the Cahaba River; Thence turn a deflection angle of 149 degrees 58 minutes 06 seconds to the right and run southwesterly along the centerline of said river a distance of 128.45' to a point; Thence turn a deflection angle of 08 degrees 49 minutes 08 seconds to the left and continue southwesterly along centerline of said river a distance of 342.94' to a point; Thence turn a deflection angle of 06 degrees 30 minutes 40 seconds to the left and continue southwesterly along centerline of said river a distance of 154.22' to a point; Thence turn a deflection angle of 21 degrees 54 minutes 52 seconds to the left and continue southwesterly along centerline of said river a distance of 93.62' to a point; Thence turn a deflection angle of 22 degrees 55 minutes 42 seconds to the left and run southerly along centerline of said river a distance of 154.84' to a point; Thence turn a deflection angle of 42 degrees 17 minutes 13 seconds to the right and run southwesterly along centerline of said river a distance of 104.01' to a point; Thence turn a deflection angle of 37 degrees 34 minutes 46 seconds to the right and run west-southwesterly along centerline of said river a distance of 73.77' to a point; Thence turn a deflection angle of 65 degrees 32 minutes 47 seconds to the left and run southwesterly along the centerline of said river a distance of 168.47' to a point; Thence turn a deflection angle of 17 degrees 25 minutes 28 seconds to the right and run southwesterly along centerline of said river a distance of 117.11' to a point; Thence turn a deflection angle of 06 degrees 14 minutes 03 seconds to the left and run southwesterly along centerline of said river a distance of 181.23' to a point; Thence turn a deflection angle of 36 degrees 37 minutes 30 seconds to the right and run southwesterly along centerline of said river a distance of 152.19' to a point on the west line of said southwest quarter of the northwest quarter; Thence turn a deflection angle of 116 degrees 23 minutes 55 seconds to the right and run northerly along said west line of said quarter-quarter section a distance of 1,219.93' to the point of beginning, containing 12.69 acres. Property is subject to any and all agreements, easements, restrictions and/ or regulations of probated record and / or applicable law.

EXHIBIT A

Inst # 1998-29082

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