

This instrument was prepared by

Send Tax Notice To:

Holliman, Shockley & Kelly  
 (Name) 2491 Pelham Parkway  
 Pelham, AL 35124  
 (Address)

McRay Gingo  
 (Name)  
89 NOLEN LANE  
ATLANTA 35007  
 (Address)

**WARRANTY DEED**

STATE OF ALABAMA  
 COUNTY OF SHELBY

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Ninety-Nine Thousand and no/100 Dollars  
 to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged,  
Joanne Dawson, an unmarried person and  
Penney Goodwin Shepherd, a married person  
 (herein referred to as grantor, whether one or more) do, grant, bargain, sell and convey unto

McRay Gingo

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

See Exhibit "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

SUBJECT TO: (1) Taxes for the year 1998 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

Penney Goodwin Shepherd is one and the same person as Penny Goodwin Shepherd.

The property being conveyed herein does not constitute the homestead of Penney Goodwin Shepherd or her spouse.

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, we have hereunto set our hand(s) and seal(s), this 22nd day of July, 19 98.

(Seal)

Joanne Dawson by her Attorney-in-fact, (Seal)  
Laura Mosley  
Penney Goodwin Shepherd (Seal)  
 Penney Goodwin Shepherd

STATE OF ALABAMA  
 COUNTY OF SHELBY

**General Acknowledgment**

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Joanne Dawson, an unmarried person, by her Attorney-in-fact, Laura Mosley and Penney Goodwin Shepherd, a married person 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 22nd day of July, 19 98.

Notary Public

8-29-98

EXHIBIT "A"

Commence at the SE corner of the NW 1/4 of the SW 1/4 of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, and run thence northerly along the East line of said 1/4-1/4 280.00 feet to the point of beginning of the property being described; thence continue along last described course 243.28 feet to a steel pin corner; thence turn 87 deg. 00 min. 20 sec. to the left and run westerly 277.89 feet to a steel pin corner; thence turn 00 deg. 18 min. 54 sec. to the right and continue westerly 155.35 feet to a steel pin corner; thence turn 99 deg. 27 min. 10 sec. to the left and run southerly 167.22 feet to a steel pin corner; thence turn 99 deg. 18 min. 51 sec. to the right and run westerly 206.28 feet to a steel pin corner on the easterly margin of Alabama Highway No. 119 in a curve to the left; thence turn 99 deg. 18 min. 51 sec. left to chord and run southerly along the chord of said curve a chord distance of 78.45 feet to a steel pin corner; thence turn 80 deg. 41 min. 09 sec. left from chord and run easterly 613.22 feet to the point of beginning; being situated in Shelby County, Alabama.

*Lu*  
**Inst # 1998-30894**

*GA*  
**08/11/1998-30894  
01:59 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CRH 110.00**