

PREPARED WITH OUT BENEFIT OF TITLE EXAMINATION

✓ Send Tax Notice To
William A. Price
217 Starboard Drive
Shelby, AL 35143

This instrument was prepared by
Bruce M. Green, Attorney
230 Bearden Road
Pelham, AL 35124

Inst # 1999-20408
05/14/1999-80408
10:27 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
14.00
003 MMS

Warranty Deed

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Five Hundred and No/100th (\$500.00) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, MICHAEL D. PRICE and wife, CONNIE C. PRICE (herein referred to as grantors) do grant, bargain, sell and convey unto WILLIAM A. PRICE, an unmarried man herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

From the Southwest corner of the Southeast 1/4, of the Northeast 1/4, Section 12, Township 24-North, Range 15-East, Shelby County, Alabama, run S-89°59'02"E 1018.0 feet; thence N-00°58'35"E 415.5 feet to the beginning point of the lot here described; from said point, continue said course 135.7 feet; thence S-50°30'51"E 143.69 feet; thence S-35°57'09"E 149.01 feet; thence S-51°54'27"W feet; thence S-51°54'27" feet; thence S-51°54'27"W 12,43 feet; thence N-34°00'05"W 140.51 feet; thence S-60°58'00"W 68.86 feet; thence N-89°00'00"W 52.31 feet, back to the beginning point, containing 0.24 of an acre, more or less.

LESS AND EXCEPT: From the Southwest Corner of the Southeast 1/4 of the Northeast 1/4, Section 12, Township 24 North, Range 15 East, Shelby County, Alabama, run S 89 degrees 59 minutes 02 seconds E 1018.00 feet; thence N 00 degrees 58 minutes 35 seconds E 215.0 feet to the beginning of a 20 foot easement; thence along the west line of said easement N 00 degrees 58 minutes 35 seconds E 20.01 feet; thence S 89 degrees 00 minutes 00 seconds E 46.78 feet; thence N 60 degrees 58 minutes 00 seconds E 66.0 feet; thence S 50 degrees 30 minutes 51 seconds E 10.85 feet; thence S 35 degrees 57 minutes 09 seconds E 9.97 feet; thence S 60 degrees 58 minutes 00 seconds W 76.55 feet; thence 89 degrees 00 minutes 00 seconds W 52.13 feet back to the beginning point.

Page Two
Warranty Deed
William A. Price

The purpose of this partial release is to release all that part of Parcel 2 as listed on the above mortgage except an easement 20 feet wide described above.

TO HAVE AND TO HOLD Unto the said GRANTEE, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s) this 13 day of May, 1999.

WITNESS:

Thelma News
Denny Cannon

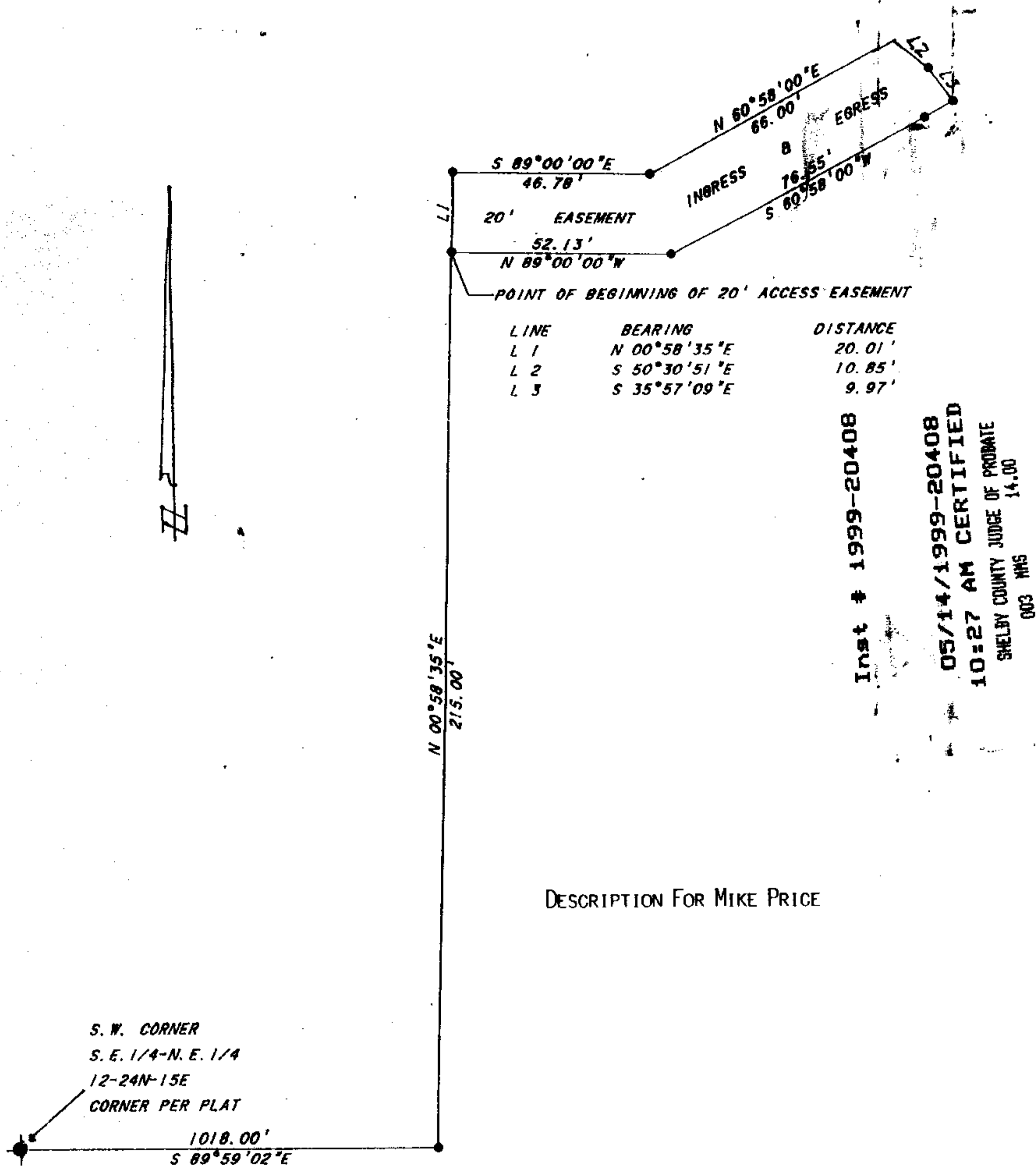
Michael D. Price
MICHAEL D. PRICE
Connie C. Price
CONNIE C. PRICE

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Michael D. Price and Connie C. Price 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 13 day of May, 1999.

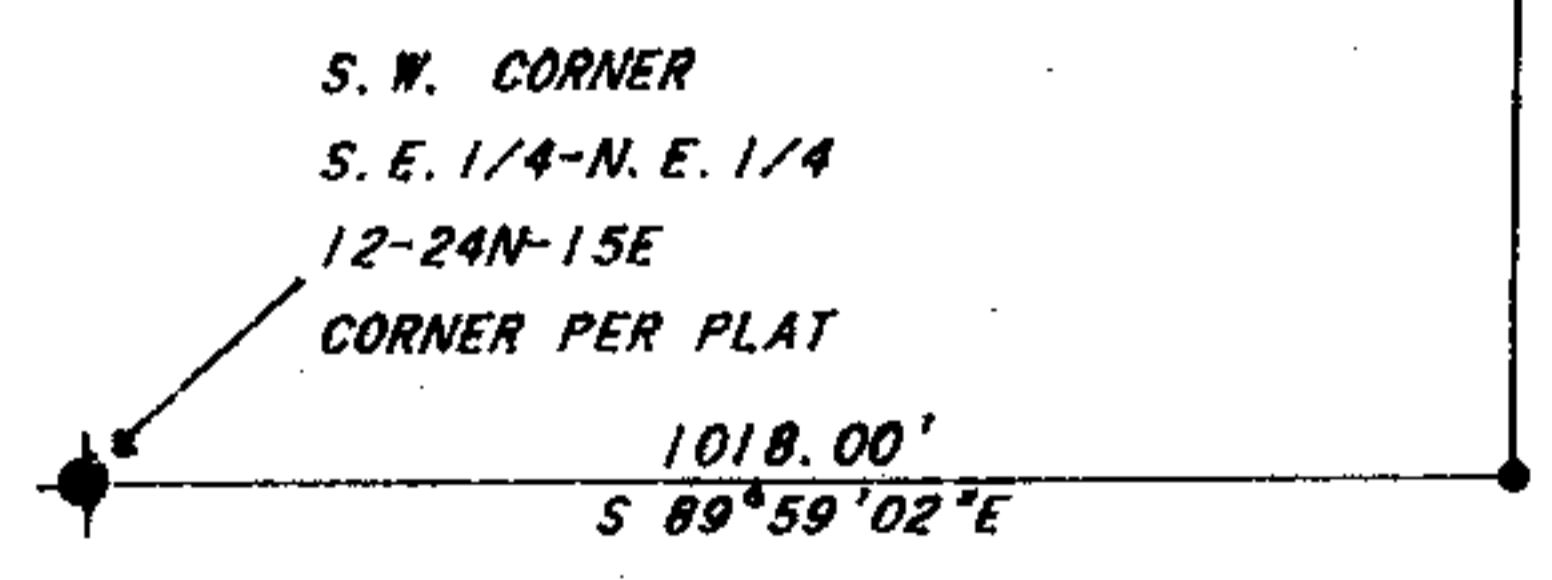
Pam K. Headley
Notary Public



LINE	BEARING	DISTANCE
L 1	N 00° 58' 35" E	20.01'
L 2	S 50° 30' 51" E	10.85'
L 3	S 35° 57' 09" E	9.97'

Inst # 1999-20408
 05/14/1999-20408
 10:27 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 14.00
 003 MMS

DESCRIPTION FOR MIKE PRICE



FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 12, TOWNSHIP 24-NORTH, RANGE 15-EAST, SHELBY COUNTY, ALABAMA, RUN S-89°59'02"E 1018.00 FEET; THENCE N-00°58'35"E 215.0 FEET TO THE BEGINNING OF A 20 FOOT EASEMENT; THENCE ALONG THE WEST LINE OF SAID EASEMENT N-00°58'35"E 20.01 FEET; THENCE S-89°00'00"E 46.78 FEET; THENCE N-60°58'00"E 66.0 FEET; THENCE S-50°30'51"E 10.85 FEET; THENCE S-35°57'09"E 9.97 FEET; THENCE S-60°58'00"W 76.55 FEET; THENCE N-89°00'00"W 52.13 FEET BACK TO THE BEGINNING POINT.
 THE PURPOSE OF THIS DESCRIPTION IS TO DESCRIBE AN EASEMENT 20 FEET WIDE ACROSS THE LANDS OF PRICE FROM THE PUBLIC ROAD TO THE LOT CONVEYED BY PRICE.