

Send Tax Notice To:

Sunny R. Clowdus
208 Heath Drive
Birmingham, Alabama 35242
PID# 04-3-08-0-000-002

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
One Hundred Sixty-Five Thousand and 00/100 (\$165,000.00)
to the undersigned Grantor(s) , in hand paid by the Grantee(s) herein, the receipt whereof is
acknowledged, I or we,

Joe Parker and Margaret Parker, husband and wife

(hereinafter referred to as Grantor, (whether one or more), does/do hereby grant, bargain, sell
and convey unto

Sunny R. Clowdus

(herein referred to as Grantee, whether one or more), in fee simple, together with every
contingent remainder and right of reversion, the following described real estate, situated in
Shelby County, Alabama, to-wit:

See Exhibit "A" Attached Hereto for Legal Description

Subject to covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 1999 and subsequent years not yet due
and payable.

, Subject to Mineral and Mining rights of record and all rights and privileges
incident thereto.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and
appurtenances thereto belonging or in anywise appertaining.

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

And said Grantor does for himself/herself, his/her heirs, executors and assigns, covenant with
said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee
simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they
has/have a good right to sell and convey the same as aforesaid, and that he/she/they will, and
his/her/their heirs, executors and assigns shall, warrant and defend the same to the said
Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all
persons.

Inst # 1999-27330

06/30/1999-27330
10:21 AM CERTIFIED

PAGE 1 of 2

SHELBY COUNTY JUDGE OF PROBATE
003 MMS 178.50

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this **22nd** day of **June, 1999**.

Joe Parker
Joe Parker
Margaret Parker
Margaret Parker

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Joe Parker and Margaret Parker, husband and wife** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this **22nd** day of **June, 1999**.

W. Russell Beals, Jr.
NOTARY PUBLIC
MY COMMISSION EXPIRES: **09/21/02**

(AFFIX SEAL)

OUR FILE NO.: **99082RB**

This instrument prepared by:

W. Russell Beals, Jr., Attorney at Law
BEALS & ASSOCIATES, P.C.
200 Cahaba Park South, Suite 104
Birmingham, AL 35242

EXHIBIT "A"
LEGAL DESCRIPTION

Begin at the Southeast corner of the Northeast quarter of the Northeast quarter of Section 8, Township 18 South, Range 1 East; thence run Northerly along the East line thereof for 988.86 feet to the centerline of Shoal Creek; thence (along the centerline of said creek the following courses) 33° 25' 37" left run 330.45 feet; thence 69° 32' 49" left run 508.08 feet; thence 40° 46' 41" left run Southwesterly 131.59 feet; thence 14° 46' 30" left run Southwesterly along said creek 88.98 feet; thence (leaving said creek) 115° 18' 34" right run Northwesterly 195.91 feet; thence 9° 22' 33" right run Northwesterly 437.55 feet to the Southerly right of way of Shelby County Highway #41; thence 65° 10' 47" left run Westerly along said Highway for 71.62 feet; thence 114° 49' 13" left run Southeasterly 472.94 feet; thence 9° 22' 33" left run 231.98 feet to the centerline of said Shoal Creek; thence (along said creek the following described courses) 35° 20' 33" right run Southerly 96.89 feet; thence 36° 06' 41" right run Southwesterly 226.41 feet; thence 13° 15' 25" left run 365.68 feet; thence 11° 32' 15" left run 295.65 feet; thence 33° 59' right run Southwesterly 389.90 feet; thence 9° 40' 05" left run along said creek 160.38 feet to the West line of the Southeast quarter of the Northeast quarter of said Section; thence 28° 05' 56" left run Southerly along the West line of last said quarter-quarter section for 357.61 feet; thence 89° 43' 03" left run Easterly 1330.38 feet to the East line of said quarter-quarter section; thence 90° 00' 44" left run Northerly along the East line of last said quarter-quarter section for 857.24 feet to the Point of Beginning.

Inst # 1999-27330

06/30/1999-27330
10:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MMS 178.50