

This Instrument was prepared by:
William R. Justice
Attorneys at Law
P.O. Box 977
Columbiana, Alabama 35051

Send Tax Notice To:
Carrie Elaine Gentry

1999-32182

C O R P O R A T I O N W A R R A N T Y D E E D

STATE OF ALABAMA)
COUNTY OF SHELBY)

Inst

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ninety Thousand and no/100 (\$90,000.00) to the undersigned grantor, **SHANNON BUILDERS, INC.**, a corporation, (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **CARRIE ELAINE GENTRY** (herein referred to as GRANTEE, whether one or more), the following described real situated in **SHELBY** County, Alabama, to-wit:

For a point of beginning, commence at the Northeast corner of the NW 1/4 of NW 1/4 of Section 2, Township 20 South, Range 1 West, Shelby County, Alabama, and proceed South along the East boundary of said 1/4 - 1/4 Section for a distance of 656.80 feet; thence North 73 degrees 20 minutes 32 seconds West 615.00 feet; thence North 16 degrees 39 minutes 28 seconds East 239.40 feet; thence North 9 degrees 23 minutes 10 seconds West 342.06 feet to a point on the Southerly boundary of a public dirt road to Quinn Cemetery; thence South 72 degrees 20 minutes 37 seconds East along said dirt road for 139.22 feet; thence South 57 degrees 08 minutes 12 seconds East along said dirt road for 93.87 feet to the point of intersection with the Southerly boundary of said road and the Westerly boundary of the aforementioned Quinn Cemetery; thence leaving said road boundary proceed along the Cemetery boundary South 12 degrees 06 minutes 27 seconds East 99.77 feet; thence South 45 degrees 13 minutes 22 seconds East along said Cemetery boundary for 106.92 feet; thence North 80 degrees 44 minutes 49 seconds East along said Cemetery boundary for 136.15 feet; thence North 31 degrees 56 minutes 05 seconds West along said Cemetery boundary 181.10 feet to a point on the East margin of the aforementioned road; thence North 88 degrees 58 minutes 26 seconds East 229.47 feet, back to the point of beginning. The above described parcel of land is located in the NW 1/4 of the NW 1/4 of Section 2, Township 20 South, Range 1 West; and the SW 1/4 of the SW 1/4 of Section 35, Township 19 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama.

ALSO, a non-exclusive easement being 30 feet in width and being more particularly described as follows: Commence at the Northeast corner of the NW 1/4 of the NW 1/4 of Section 2, Township 20 South, Range 1 West, Shelby County, Alabama, and proceed South along the East boundary of said 1/4 - 1/4 Section for a distance of 656.80 feet; thence North 73 degrees 20 minutes 32 seconds West 615.00 feet to the point of beginning of herein described easement; thence continue along aforementioned course and along the South boundary of said easement North 73 degrees 20 minutes 32 seconds West 150.00 feet to a point on the Easterly right-of-way boundary of Shelby County Highway No. 47 (right-of-way =

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80 feet); thence North 27 degrees 46 minutes 43 seconds West along said right-of-way for 42.02 feet to a point on the North boundary of said easement; thence South 73 degrees 20 minutes 32 seconds East along the North boundary of said easement for 179.42 feet; thence South 16 degrees 39 minutes 28 seconds West 30.00 feet, back to the point of beginning.
According to survey of Billy R. Martin, RLS #10559, dated June 15, 1999.

TO HAVE AND TO HOLD to the said grantee, her heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, her heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, her heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, who is authorized to execute this conveyance, hereto set its signature and seal, this the 30th day of July, 1999.

SHANNON BUILDERS, INC.

BY: Don A. Brown
Don A. Brown
ITS: President

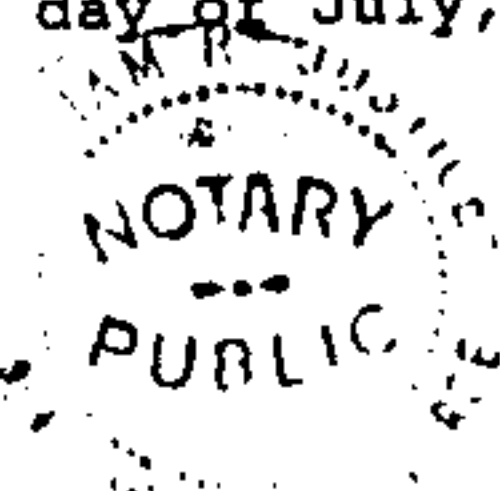
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STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Don A. Brown, whose name as President of Shannon Builders, Inc., a corporation, is signed to the foregoing conveyance, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 30th day of July, 1999.



William R. Jones
Notary Public
My Commission Expires: 9/12/99