

This instrument was prepared by:

Grantee's address:  
3870 Highway 30  
Wilsonville, AL 35186

Conwill & Justice  
P.O. Box 557 Columbiana, Alabama 35051

**WARRANTY DEED**

Inst # 1999-35960

**STATE OF ALABAMA**

08/26/1999-35960  
02:23 PM CERTIFIED

**SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,  
002 CRH 14.50

That in consideration of Two Thousand Three Hundred Thirty-nine and 14/100 DOLLARS (\$2,339.14) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Karen Clay, Wm married (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Terry Gallups (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

All of my undivided right, title and interest in and to the following described property:

- Commence at the SE corner of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 31, Township 20 South, Range 2 East; thence run Westerly along the south line thereof for 942.14 feet to the Alabama Power Company Railroad R/W; thence 38° 53' 34" right run Northwesterly along said R/W for 492.27 feet; thence 51° 08' 03" right run Northerly 1010.73 feet to the SW corner of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 30, Township 20 South, Range 2 East; thence 0° 12' 23" left run Northerly along the west line of last said  $\frac{1}{4}$ - $\frac{1}{4}$  section for 1312.21 feet to the NW corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  section; thence 90° 45' 00" right run Easterly along a fence for 1325.32 feet; thence 89° 23' 00" right run Southerly along the east line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section for 1304.29 feet to the NE corner of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of said Section 31; thence 0° 04' 00" left run Southerly along the east line of last said  $\frac{1}{4}$ - $\frac{1}{4}$  section for 999.66 feet; thence 89° 55' 33" left run Easterly for 448.91 feet; thence 89° 55' 33" right run Southerly for 315.00 feet to the south line of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of said Section 31; thence 90° 04' 27" right run Westerly for 448.91 feet to the Point of Beginning. Containing 81.87 acres, according to survey of Thomas Simmons dated June 29, 1999.

The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

*INBsc / Davis Place*

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

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this

10th day of August, 1999.

Karen Clay 8-10-99  
Karen Clay 1999-35960

STATE OF OHIO  
HAMILTON COUNTY

08/26/1999-35960  
02:23 PM CERTIFIED  
General Acknowledgment JUDGE OF PROBATE  
002 CPH 14.30

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Karen Clay, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of August, 1999.

THEHERA A. GAUL  
Notary Public, State of Ohio  
My Commission Expires Oct. 21, 2003

Theresa A. Gaul  
Notary Public