

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Hwy. 280E, Suite 290E  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
RONNIE GULLEDGE

Inst # 1999-38659

09/15/1999-38659  
11:51 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CRH 26.00

STATE OF ALABAMA}  
COUNTY OF SHELBY}

15<sup>00</sup>  
Warranty Deed/JLWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I/we J. ALLEN CHESSER and BETTY S. CHESSER, (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto RONNIE GULLEDGE (herein referred to as GRANTEES), the following described real estate, situated in JEFFERSON County, Alabama:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

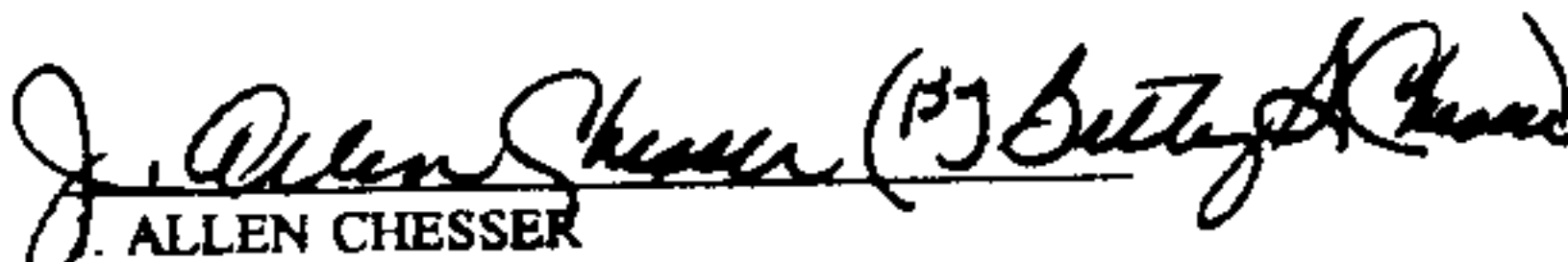
Subject to:

Ad valorem taxes for 1999 and subsequent years not yet due and payable until October 1, 1999. Existing covenants and restrictions, easements, building lines, and limitations of record.

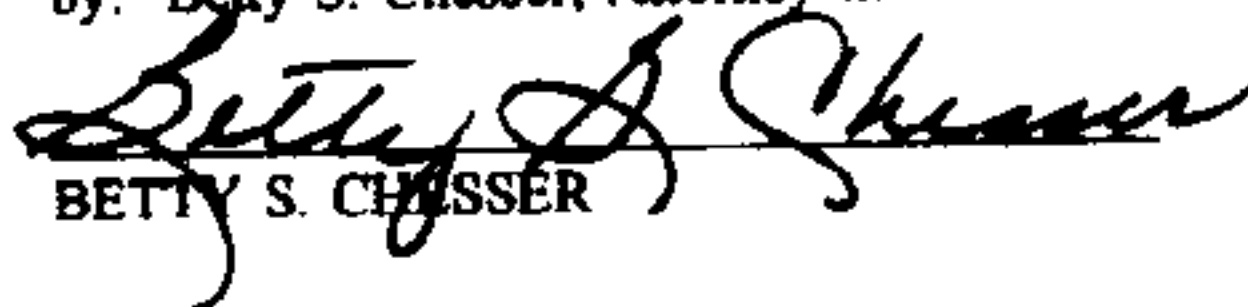
TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators, covenant with 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 2nd day of March, 1999.

  
J. ALLEN CHESSER

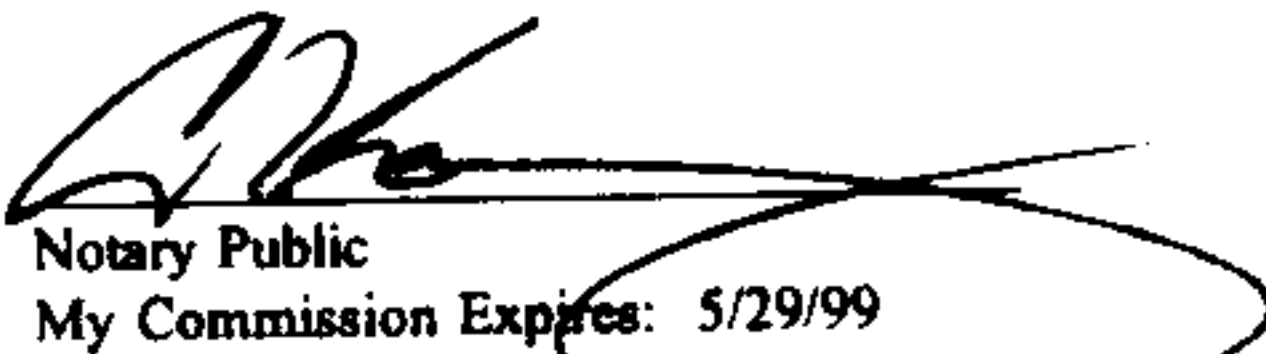
by: Betty S. Chesser, Attorney in Fact

  
BETTY S. CHESSER

STATE OF ALABAMA}  
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that BETTY S. CHESSER, whose name as Attorney-in-Fact for J. ALLEN CHESSER, under that certain Durable Power of Attorney recorded on March 3, 1999 in Real/Instrument #1999-08704 Page # , in the Probate Office of SHELBY County, Alabama, 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, she, in capacity as such Attorney-in-Fact executed the same voluntarily on the day the same bears date.

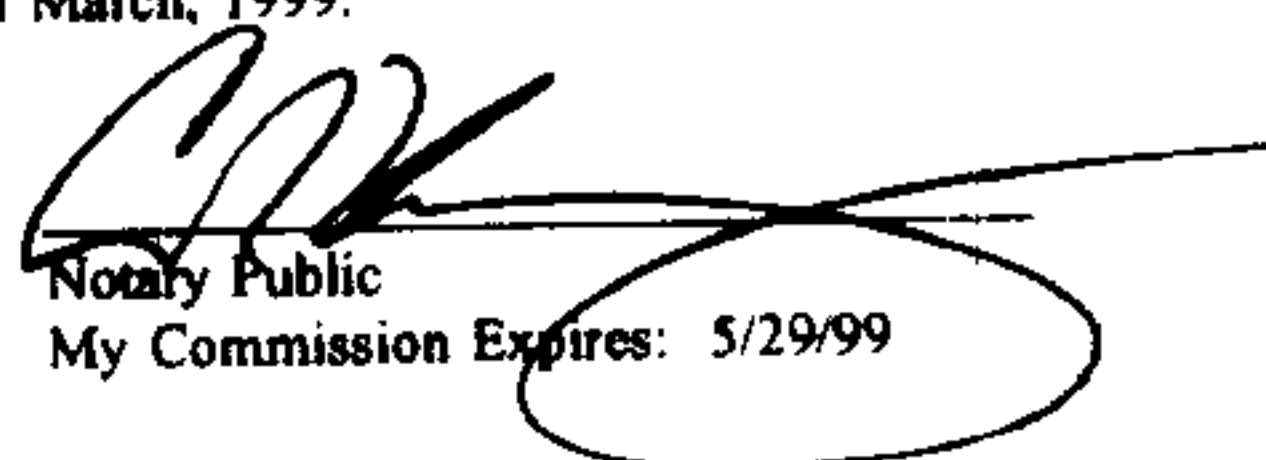
Given under my hand and official seal this 2nd day of March, 1999.

  
Notary Public  
My Commission Expires: 5/29/99

STATE OF ALABAMA}  
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that BETTY S. CHESSER, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of March, 1999.

  
Notary Public  
My Commission Expires: 5/29/99

## EXHIBIT "A"

Commence at the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama and run South 00 deg. 33 min. East along the West boundary of Twin Oaks Subdivision 616.22 feet; thence turn left and run North 57 deg. 13 min. 39 sec. East along the Southeast line of said subdivision 797.92 feet to the point of beginning of the tract of land herein described; thence continue along the last described course and along said subdivision line 450.03 feet to a point on the Southerly right of way line of Twin Oaks Circle; thence turn right and run South 81 deg. 24 min. 20 sec. East a distance of 111.60 feet to the point of beginning of a curve to the right, said curve having a radius of 175.00 feet; thence run along said curve 61.91 feet to the end of said curve and the beginning of a curve to the right having a radius of 25.00 feet; thence run along said curve 43.49 feet to the point of a tangent to said curve, said point being on the Northwest right of way line of Shelby County Highway No. 39; thence run South 38 deg. 31 min. 41 sec. West along the tangent to said curve at said point and along said highway right of way line 505.13 feet; thence turn right and run North 46 deg. 46 min. 29 sec. West a distance of 329.21 feet to the point of beginning.

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