

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244
STATE OF ALABAMA)

GRANTEE'S ADDRESS:
James S. Clemmer, Jr.

10:47 AM CERTIFIED
09/22/1999-39608

GENERAL WARRANTY DEED: 47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Six Thousand Two Hundred Ten and 00/100 (\$106,210.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, Maria B. Campbell, a single individual, as to Tract I / Maria Bouchelle Campbell, a single individual and Colin R. Campbell, Jr. a married man, as to Tract II (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, James S. Clemmer, Jr., Patricia Scotch Clemmer, Wayne Scotch, Jr. and Amy Newell Scotch, as tenants in common, (hereinafter referred to as GRANTEES), their heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See legal description attached as Exhibit "A"

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.
THIS PROPERTY IS NOT HOMESTEAD PROPERTY OF THE GRANTOR AS DEFINED BY THE CODE OF ALABAMA.

MARIA B. CAMPBELL AND MARIA BOUCHELLE CAMPBELL ARE ONE AND THE SAME PERSON.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, their heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 10th day of September, 1999.


Maria B. Campbell


Colin R. Campbell, Jr.

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Maria B. Campbell, a single individual, 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 Instrument signed she names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 14 day of September, 1999.

NOTARY PUBLIC

My Commission Expires: 2-20-03

STATE OF NORTH CAROLINA)
COUNTY OF DOUGLAS)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Colin R. Campbell, Jr. a married man, 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 Instrument signed he names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 10th day of September, 1999.


Notary Public

My Commission Expires: 08-04-2002

Exhibit "A"

Two parcels of land situated and lying in the SE 1/4 of the SW 1/4 of Section 35, Township 19 South, Range 1 West, and in the NE 1/4 of the NW 1/4 of Section 2, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

TRACT I:

Commencing at the NW corner of the SE 1/4-SW 1/4 of said Section 35; thence South 0 degrees 36 minutes 43 seconds West, along west line of said 1/4-1/4 section, a distance of 571.72 feet to the Point of Beginning; thence South 89 degrees 57 minutes 33 seconds East and run a distance of 199.63 feet; thence South 69 degrees 56 minutes 08 seconds East and run a distance of 380.89 feet; thence South 29 degrees 56 minutes 08 seconds East and run a distance of 360.07 feet to a point in the center of a private asphalt drive, said point being the beginning of a curve to the left having a radius of 400 feet, a central angle of 27 degrees 33 minutes 36 seconds and subtended by a chord which bears South 24 degrees 03 minutes 28 seconds West and a chord distance of 190.56 feet; thence along the arc of said curve, and being the approximate center line of said private asphalt drive, a distance of 192.41 feet; thence North 89 degrees 59 minutes 58 seconds West and run a distance of 227.77 feet; thence North 1 degree 06 minutes 42 seconds East and run a distance of 149.77 feet; thence North 69 degrees 03 minutes 57 seconds West and run a distance of 468.81 feet; thence North 0 degrees 38 minutes 09 seconds East and run a distance of 299.63 feet to the Point of Beginning.

TRACT II:

Commence at the SW corner of the said SE 1/4 of the SW 1/4 of said Section 35; thence South 89 degrees 56 minutes 25 seconds East, along the south line of said 1/4-1/4 section, and run a distance of 439.43 feet to the Point of Beginning; thence North 0 degrees 27 minutes 17 seconds East and run a distance of 139.57 feet; thence South 89 degrees 59 minutes 58 seconds East and run a distance of 227.77 feet to a point in the center of a private asphalt drive; thence South 10 degrees 57 minutes 39 seconds West and run a distance of 117.05 feet along said center line, to the beginning of a curve to the left having a radius 100 feet a central angle of 6 degrees 51 minutes 29 seconds and subtended by a chord which bears South 3 degrees 48 minutes 29 seconds East and a chord distance of 50.98 feet; thence along the arc of said curve and along said center line a distance of 51.55 feet; thence South 18 degrees 34 minutes 37 seconds East and run a distance of 75.28 feet, along said center line, to the beginning of a curve to the right having a radius of 250 feet, a central angle of 28 degrees 15 minutes 27 seconds and subtended by a chord which bears South 6 degrees 49 minutes 56 seconds East and a chord distance of 122.05 feet; thence along the arc curve and along said center line angle a distance of 123.30 feet to a point in the center line of an asphalt Shelby County road known as Whisenhunt Road and also being a point of the beginning of a cure to the left having a radius of 250 feet, a central angle of 12 degrees 12 minutes 09 seconds and subtended by a chord which bears South 85 degrees 03 minutes 37 seconds West and a chord distance of 85.03 feet; thence along the arc of said curve, and leaving said Private Drive and along said Whisenhunt center line a distance of 85.19 feet; thence South 81 degrees 09 minutes 17 seconds West along said center line, and run a distance of 125.11 feet to the beginning of a curve to the left having a radius of 400 feet, a central angle of 6 degrees 51 minutes 29 seconds and subtended by a chord which bears South 79 degrees 30 minutes 49 seconds West and a chord distance of 47.85 feet; thence along the arc of said curve, and along said center line a distance of 47.88 feet; thence North 1 degree 32 minutes 57 seconds East and leaving said center line run a distance of 254.12 feet to the Point of Beginning. LESS AND EXCEPT a prescriptive R.O.W. for Whisenhunt Road.

According to the survey of R. C. Farmer, dated September 1, 1999.

09/22/1999-39608

10:47 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 MMS

117.50

Inst # 1999-39608