

This Instrument Was Prepared By:
Dickerson & Morse, P. C.
1920 Valleydale Road
Birmingham, Alabama 35244

Send Tax Notice to:
Bobby R. Ellison
5025 Highway 11
Pelham, Alabama 35124

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **Thirty Thousand and 00/100 Dollars (\$30,000.00)** to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, **Raj Kacker, an unmarried man, and Donna Kacker, an unmarried woman** (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto **Bobby R. Ellison, a married man** (hereinafter referred to as the GRANTEE), the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

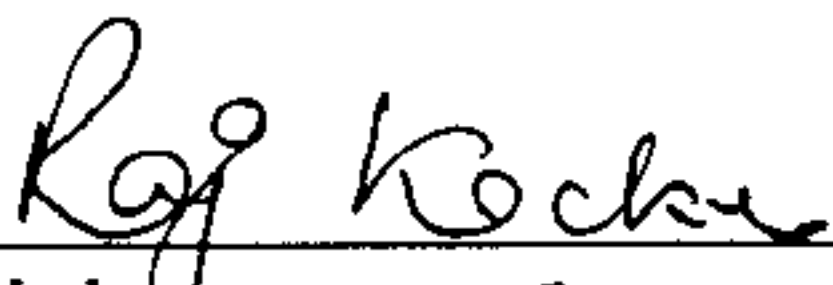
SEE ATTACHED EXHIBIT "A"

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

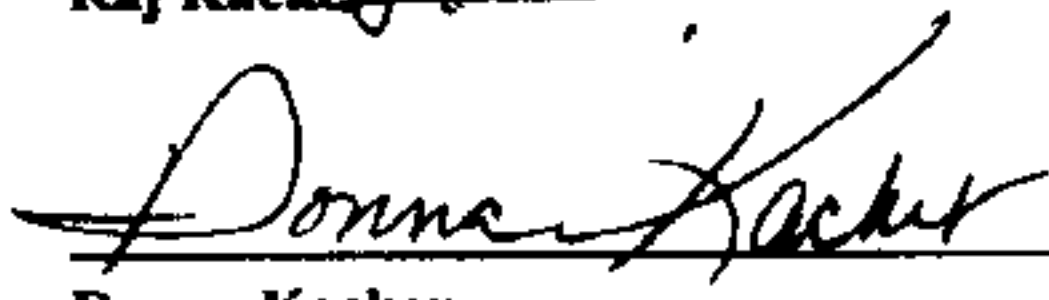
Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEE, his heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their heirs and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 23rd day of September, 1999.



Raj Kacker



Donna Kacker

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Raj Kacker, an unmarried man, and Donna Kacker, an unmarried woman**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of September, 1999.



Onnie D. Dickerson, III - Notary Public

My Commission Expires: 4/23/2000

Inst # 1999-40914

10/01/1999-40914
09:26 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 C31 41.00

EXHIBIT "A"

Parcel I

A parcel of land located in the NE 1/4 of the SE 1/4 of Section 17, Township 20 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at the SE corner of Section 17, Township 20 South, Range 2 West, Shelby County, Alabama and run thence North 00 degrees 08 minutes 20 seconds West along the East line of said Section 17 a distance of 1,951.42 feet to a point; thence run North 89 degrees 54 minutes 54 seconds West a distance of 62.09 feet to a point; thence run North 01 degrees 03 minutes 38 seconds West a distance of 169.51 feet to a set rebar corner and the point of beginning of the property, Parcel I, being described; thence continue North 01 degrees 03 minutes 38 seconds West a distance of 480.00 feet to set steel rebar corner where a found old pine knot in a small rock pile corner previously existed; thence run North 86 degrees 55 minutes 57 seconds West a distance of 252.01 feet to a set steel rebar corner; thence run South 02 degrees 47 minutes 48 seconds West a distance of 248.48 feet to a set steel rebar corner at the edge of an existing small pond; thence run South 05 degrees 51 minutes 15 seconds West a distance of 252.15 feet to a property corner within said pond; thence run North 88 degrees 55 minutes 18 seconds East a distance of 298.43 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel II

A parcel of land located in the NE 1/4 of the SE 1/4 of Section 17, Township 20 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at the Southeast corner of Section 17, Township 20 South, Range 2 West, Shelby County, Alabama and run thence North 00 degrees 08 minutes 20 seconds West along the East line of said Section 17 a distance of 1,951.42 to the Point of Beginning of the property, Parcel-2, being described; thence continue North 00 degrees 08 minutes 20 seconds West a distance of 644.53 feet to an existing angle iron corner; thence run North 86 degrees 05 minutes 11 seconds West a distance of 72.72 feet to set steel rebar corner where an old existing pine knot corner in a rock pile previously existed; thence run South 01 degrees 03 minutes 38 seconds East a distance of 649.51 feet to a set steel rebar corner; thence run South 89 degrees 54 minutes 54 seconds East a distance of 62.09 feet to Point of Beginning.

Parcel III

A 30 foot wide non-exclusive easement for access across the Easterly side of the following described property in Shelby County, Alabama:

Begin at the SW corner of Section 16, Township 20 South, Range 2 West and run Northerly along the West line of said section for 1381.42 feet to the point of beginning (said point being on the North right of way of Shelby County Highway No. 11); thence turn an angle of 57 degrees 10 minutes 02 seconds to the right and run Northeasterly along the North right of way of said Shelby County Highway No. 11, 220.00 feet; thence turn an angle of 57 degrees 10 minutes 02 seconds to the left and run North a distance of 450.00 feet; thence run West, parallel with the South line of the NW 1/4 of the SW 1/4 of Section 16, Township 20 South, Range 2 West to a point on the West line of said 1/4-1/4 section; thence run South along the West line of said 1/4-1/4 section a distance of 570 feet, more or less, to the point of beginning.

This conveyance is made subject to any and all restrictions, reservations, covenants, easements, and rights-of-way, if any, heretofore imposed of record affecting said property and municipal zoning ordinances now or hereafter becoming applicable, and taxes or assessments now or hereafter becoming due against said property.

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