

WARRANTY DEED

STATE OF ALABAMA,
SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$10.00 and other valuable considerations to the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged **we, RONNIE D. OWENS AND WIFE, T. SUZANNE OWENS**, herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto **T. SUZANNE OWENS**, (herein referred to as GRANTEE(S), her heirs and assigns, the following described real estate, situated in the County of SHELBY, and State of Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

This deed prepared at the request of the Grantors. No title search was performed, therefore, we make no representations as to the marketability of title.

Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), her heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hands and seals, this 13th day of December, 1999.

WITNESS:

Ronnie D. Owens (L.S.)
Seller **RONNIE D. OWENS**

Suzanne Owens (L.S.)
T. SUZANNE OWENS

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said State hereby certify that RONNIE D. OWENS AND T. SUZANNE OWENS, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand official seal this 13th day of December, 1999.

Janet E. Smith
Notary Public
My commission expires 12/27/2000

Prepared by:
CHRISTOPHER P. MOSELEY
MOSELEY & ASSOCIATES, P.C.
3800 COLONNADE PKWY, SUITE 630
BIRMINGHAM, ALABAMA 35243

12/13/1999-50245
04:16 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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EXHIBIT "A"

FROM 5/8" REBAR AT THE N.W. CORNER OF SECTION 23, T19S-R1W, BEING THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND; RUN THENCE EAST ALONG THE NORTH BOUNDARY OF SAID SECTION 23 A DISTANCE OF 1323.08 FEET TO A 1/2" REBAR AT THE N.W. CORNER OF THE NE 1/4 - NW 1/4 OF SAID SECTION 23; THENCE CONTINUE ALONG SAID COURSE A DISTANCE OF 985.66 FEET TO A 1/2" REBAR IN THE CENTER OF A 60' EASEMENT FOR INGRESS, EGRESS AND UTILITIES RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA AS INSTRUMENT NO. 1996-10930 KNOWN AS SIGNAL VALLEY TRAIL, THENCE TURN 134 DEG. 07' 21" RIGHT AND RUN 128.93 FEET ALONG SAID EASEMENT CENTERLINE TO A 1/2" REBAR; THENCE TURN 08 DEG. 44' 0" LEFT AND RUN 188.53 FEET ALONG SAID EASEMENT CENTERLINE TO A 1/2" REBAR, THENCE TURN 13 DEG. 58' 30" RIGHT AND RUN 56.08 FEET ALONG SAID EASEMENT CENTERLINE TO A 1/2" REBAR; THENCE TURN 40 DEG. 10' 0" RIGHT AND RUN 738.15 FEET TO A 1/2" REBAR ON THE EAST BOUNDARY OF THE NW 1/4 - NW 1/4 OF AFOREMENTIONED SECTION 23; THENCE CONTINUE ALONG SAID COURSE A DISTANCE OF 148.67 FEET TO A 1/2" REBAR; THENCE TURN 34 DEG. 03' 0" LEFT AND RUN 665.04 FEET TO A 1/2" REBAR; THENCE TURN 34 DEG. 19' 30" RIGHT AND RUN 622.01 FEET TO A 1/2" REBAR ON THE WEST BOUNDARY OF SAID NW 1/4 - NW 1/4; THENCE TURN 89 DEG. 17' 50" RIGHT AND RUN 669.13 FEET ALONG THE WEST BOUNDARY OF SAID NW 1/4 - NW 1/4 TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND, CONTAINING 22.25 ACRES.

Inst # 1999-50245

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