

THIS INSTRUMENT PREPARED BY:  
James J. Odom, Jr.  
P.O. Box 11244  
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:  
Glenn D. Gault

STATE OF ALABAMA )  
COUNTY OF SHELBY )

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Twelve Thousand and No/100 Dollars (\$12,000.00), and other good and valuable consideration, paid to the undersigned grantor, Karen Sue Beard (formerly Karen Sue Gault), a married woman ("Grantor"), by Glenn D. Gault ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the Grantee an undivided one-half interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

**SEE ATTACHED EXHIBIT "A" FOR THE LEGAL DESCRIPTION OF PROPERTY CONVEYED HEREBY (the "Property")**

**SUBJECT TO:** (1) Current Taxes; (2) Restrictions appearing of record in Instrument #1999-10299, in the Probate Office of Shelby County, Alabama; (3) Less and except any part of the subject property that may lie within the right of way of a public road; (4) Coal, oil, gas and other mineral interests in, to or under the land herein described

This Property does not constitute the homestead of the Grantor herein

• **TO HAVE AND TO HOLD** to the Grantee, his heirs and assigns forever

And Grantor does for herself, her heirs and assigns, covenant with Grantee, his heirs and assigns, that she is lawfully seized in fee simple of the Premises; that the Premises are free from all encumbrances, except as noted above; that Grantor has a good right to sell and convey the Premises as aforesaid; that Grantor will, and her heirs and assigns shall, warrant and defend the same to the Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the 21<sup>st</sup> day of December, 1999.

WITNESS:

A. Marshall

Karen Sue Beard  
Karen Sue Beard

STATE OF ALABAMA )  
COUNTY OF SHELBY )

01/06/2000-00400  
09:44 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
ONE CH 14.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Karen Sue Beard, a married woman, 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 seal this 21<sup>st</sup> day of December, 1999

Anne P Marshall  
Notary Public

My Commission Expires: 3/13/2003

## EXHIBIT "A" TO DEED

### PARCEL I:

Commence at the Southwest corner of the NW ¼ of the SE ¼ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, and run thence South 88°36'56" East a distance of 174.65 feet to a point; thence run North 22°53'43" East a distance of 1,397.23 feet to a point; thence run North 88°31'11" West a distance of 734.89 feet to a point; thence run North 76°32'19" West a distance of 168.29 feet to a point; thence run South 27°35'42" West a distance of 285.68 feet to a point; thence turn a deflection angle of 88°57'12" right and run a distance of 69.03 feet to a point; thence turn a deflection angle of 86°53'42" right and run Northerly a distance of 64.0 feet to a point; thence turn a deflection angle of 88°47'50" left and run Northwesterly a distance of 198.97 feet to a point on the Easterly right of way line of Shelby County Road No. 33; thence turn a deflection angle of 86°14'36" left and run Southwesterly along said road right of way line a distance of 320.37 feet to the point of beginning; thence turn a deflection angle of 102°10'31" left and run Southeasterly a distance of 1277.85 feet to a point; thence turn a deflection angle of 102°34'13" right and run Southwesterly a distance of 89.0 feet to a point; thence turn a deflection angle of 74°04'37" right and run Northwesterly a distance of 282.31 feet to said road right of way; thence turn a deflection angle of 105°31'41" right and run Northeasterly along said road right of way a distance of 96.99 feet to the point of beginning.

### PARCEL II:

Commence at the southwest corner of the NE ¼ of the SE ¼ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama and run thence S 88 deg. 36' 56" E a distance of 174.65 feet to a point; thence run N 22 deg. 53' 43" E a distance of 1,397.23 feet to a point; thence run N 88 deg. 31' 11" W a distance of 734.89 feet to a point; thence run N 76 deg. 32' 19" West a distance of 168.29 feet to a point; thence run S 27 deg. 35' 42" W a distance of 285.68 feet to a point; thence turn a deflection angle of 88 deg. 57' 12" right and run a distance of 69.03 feet to the point of beginning of the property being described; thence turn a deflection angle of 86 deg. 53' 42" right and run northerly a distance of 64.0 feet to a point; thence turn a deflection angle of 88 degrees 47' 50" left and run northwesterly a distance of 198.97 feet to a point on the easterly right of way line of Shelby County Road No. 33; thence turn a deflection angle of 86 deg. 14' 36" left and run southwesterly along said road right of way line a distance of 320.37 feet to a point; thence turn a deflection angle of 102 deg. 10' 31" left and run southeasterly a distance of 277.85 feet to a point; thence turn a deflection angle of 77 deg. 25' 47" left and run northeasterly a distance of 213.29 feet to a point; thence turn a deflection angle of 92 degrees 14' 58" left and run northwesterly a distance of 69.03 feet to the point of beginning situated in Shelby County, Alabama.

#### LESS AND EXCEPT:

A parcel of land situated in the NW ¼ of the SE ¼ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the SW corner of the NW ¼ of the SE ¼ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama and run thence Easterly along the South line of said ¼ 424.47 feet to a point; thence turn 63°45'08" left and run Northeasterly 1,160.77 feet to a steel pin corner and the point of beginning of the property being described; thence continue along last described course 44.00 feet to a steel pin corner; thence turn 92°24'54" left and run along an existing fence line 69.02 feet to a steel pin corner; thence turn 84°22'47" right and run along an existing fence line 64.41 feet to a steel pin corner; thence turn 86°01'01" left and run 195.87 feet to an existing steel pin corner on the East margin of Shelby County Highway No. 33; thence turn 86°08'22" left and run Southwesterly along said margin of said Highway 106.00 feet to a steel pin corner; thence turn 92°36'48" left and run 273.40 feet to the point of beginning; being situated in Shelby County, Alabama.

ALSO, a non-exclusive 20 foot easement described as follows:

Commence at the SW corner of the NW ¼ of the SE ¼ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, and run thence Easterly along the South line of said ¼ 424.47 feet to a point; thence turn 63°45'08" left and run Northeasterly 1,160.77 feet to a steel pin corner; thence continue along last described course 44.00 feet to a steel pin corner; thence turn 92°24'54" left and run along an existing fence line 69.02 feet to a steel pin corner; thence turn 84°22'47" right and run along an existing fence line 64.41 feet to a steel pin corner; thence turn 86°01'01" left and run 195.87 feet to an existing steel pin corner on the East margin of Shelby County Highway No. 33; thence turn 86°08'22" left and run Southwesterly along said margin of said Highway 106.00 feet to a steel pin corner and the point of beginning of the easement being described; thence continue along last described course 20.03 feet to a point; thence turn 92°56'48" left and run East-Southeasterly parallel with the South line of just described property 138.03 feet to a point; thence turn 90°00'00" left and run 20.0 feet to a point on the said South line of the said property; thence turn 90°00'00" left and run 137.00 feet to the point of beginning, being situated in Shelby County, Alabama.

Also, Less and Except:

A parcel of land in the NW ¼ of the SE ¼ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the SW corner of the NE ¼ of the SE ¼ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama; thence South 88°36'56" East for a distance of 174.65 feet; thence North 22°53'43" East for a distance of 733.59 feet; thence North 64°30'49" West for a distance of 993.07 feet to the point of beginning; thence continue along the last described course for a distance of 159.00 feet to a point on the Southeasterly right of way line of Shelby County Highway 33; thence South 28°24'11" West along said right of way for a distance of 136.00 feet; thence South 68°45'46" East and leaving said right of way for a distance of 151.82 feet; thence North 20°36'10" East for a distance of 98.92 feet; thence North 64°29'41" East for a distance of 33.29 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst • 2000-00400

01/05/2000-00400  
09:44 AM CERTIFIED  
SHELBY COUNTY JUDGE DE MOORE  
JAN 11 2000