

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) J. Daniel Matheson, III

(Address) 1259 Dead Hollow Road
Hayesville, Ala 35078

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-27 Rev. 4/99

WARRANTY DEED - Stewart Title Insurance Corporation of Houston, Texas

STATE OF ALABAMA
Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Seventy Six Thousand Five Hundred and no/100

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Brenda Knowles, a single woman

(herein referred to as grantor, whether one or more), bargain, sell and convey unto

J. Daniel Matheson, III

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

See Attached Exhibit "A" for legal description.

RESTRICTED COVENANTS:

1. No mobile home or manufactured housing to be placed on caption lands.
2. There shall be a set back of 60 feet from the common boundary lines between Brenda Knowles and Dan Matheson, this set back line includes: No man made objects i.e. buildings, hunting stands, vehicles. Fences shall be allowed.

These restrictive covenants will be permanent, recorded restrictions and shall run with the land, and enure to the benefit of grantee and grantor.

Inst # 2000-03116

02/01/2000-03116
09:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HNS 87.50

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 31st
day of January, 2000

_____(Seal)
_____(Seal)
_____(Seal)

Brenda L. Knowles (Seal)
Brenda Knowles

STATE OF ALABAMA
SHELBY COUNTY }

General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Brenda Knowles
whose name is signed to the foregoing conveyance 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 31st day of January, A.D. 2000

My Commission Expires: 10/16/2000

Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

The SE 1/4 of SW 1/4, and all that part of the NW 1/4 of SE 1/4 of Section 17, Township 20 South, Range 2 East, which lies South and Southwest of Narrow Road; LESS AND EXCEPT portion thereof condemned by Alabama Power Company for the raising of water level in Yellow Leaf Creek. LESS AND EXCEPT the following described property: All that part of the SE 1/4 of SW 1/4 lying West of Yellow Leaf Creek and Morgan Creek, Section 17, Township 20 South, Range 2 East, Shelby County, Alabama. LESS AND EXCEPT that part conveyed by deed recorded in Instrument #1994-10003, in Probate Office of Shelby County, Alabama. ALSO, all that part of the Northeast 1/4 of the Southwest 1/4 of Section 17, Township 20 South, Range 2 East, lying South and East of Morgan Creek.

LESS AND EXCEPT the following described property, to-wit:

For a point of beginning, commence at the Southwest corner of the NW 1/4 of SE 1/4 of Section 17, Township 20 South, Range 2 East, Shelby County, Alabama, and proceed North 11 degrees 53 minutes 26 seconds West 433.63 feet; thence North 77 degrees 01 minutes 34 seconds East 744.85 feet to a point on the West boundary of Dead Hollow Road (paved); thence proceed along the short chords of said road the following courses: thence South 40 degrees 07 minutes 11 seconds East 69.43 feet; thence South 33 degrees 36 minutes 13 seconds East 111.03 feet; thence South 35 degrees 44 minutes 22 seconds East 129.50 feet; thence South 38 degrees 34 minutes 16 seconds East 111.60 feet; thence South 46 degrees 21 minutes 11 seconds East 89.30 feet; thence South 63 degrees 57 minutes 28 seconds East 97.86 feet; thence South 84 degrees 15 minutes 35 seconds East 105.67 feet; thence North 86 degrees 01 minutes 41 seconds East 131.22 feet; thence leaving said road proceed South 1 degrees 21 minutes 27 seconds West 189.55 feet to a point on the South boundary of the aforementioned NW 1/4 of SE 1/4; thence North 88 degrees 06 minutes 38 seconds West along the South boundary of said Quarter-Quarter Section for 1272.69 feet, back to the point of beginning.

The above described parcel of land is located in the NE 1/4 of the SW 1/4 and the NW 1/4 of the SE 1/4 of Section 17, Township 20 South, Range 2 East, Shelby County, Alabama.

Situated in Shelby County, Alabama.

Subject to taxes for 2000 and subsequent years, easements, restrictions, rights of way and permits of record.

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