

This instrument was prepared by:

Stephen D. Keith, Attorney at Law  
One Chase Corporate Center  
Suite 490  
Birmingham, Alabama 35244

Please Send Tax Notice to:

Elizabeth Espitia, Sybil Caver, & Henrietta Nelms  
50 Jackson Lane  
Calera, Alabama 35040

**WARRANTY DEED**

STATE OF ALABAMA

COUNTY OF SHELBY

Inst # 2000-05375  
02/22/2000-05375  
09:58 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 RMS 124.00

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Ten Thousand and 00/100 Dollars (\$110,000.00)** to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, I/we, **James R. Blackmon, married, and James Michael Blackmon, married** (hereinafter referred to as Grantor whether one or more), do grant, bargain, sell and convey unto **Elizabeth M. Espitia, Sybil D. Caver, Henrietta Nelms, Alex Lewis Nelms, and Henry Alfred Ford** (hereinafter referred to as Grantees), their her heirs and assigns, together, with every contingent remainder and right of reversion, the following described real estate situated in **Shelby County, Alabama** to wit:

**See Exhibit "A" attached hereto and incorporated herein by reference.**

(The above-described property constitutes no portion of the homestead of the grantors, or that of their spouses).

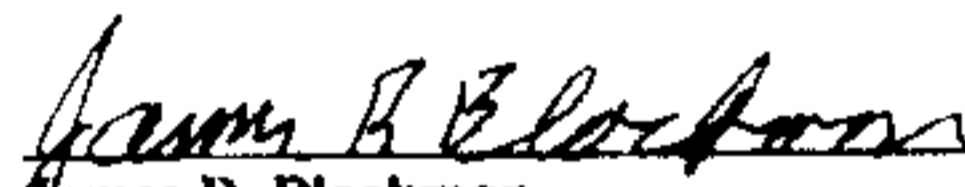
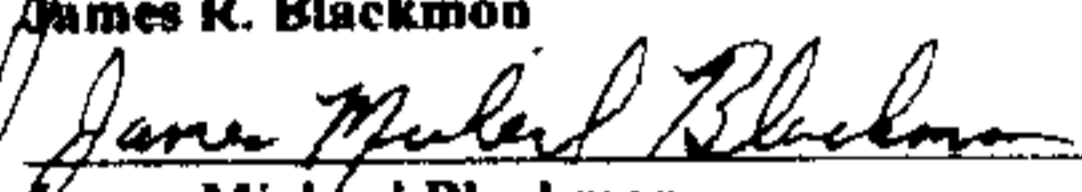
Subject to:

1. Taxes for the year 2000 and all subsequent years.
2. Any and all easements, restrictions, covenants, mineral reservations, conveyance of minerals, and rights of way applicable to subject property

TO HAVE AND TO HOLD to said Grantees, their heirs and assigns, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves), and for my (our) heirs, executors and administrators covenant with 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 said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand and seal this 17th day of February, 2000.

  
James R. Blackmon  
  
James Michael Blackmon

State of Alabama     )  
Shelby             County )

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that, **James R. Blackmon and James Michael Blackmon**, whose name(s) are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that being informed of the contents they executed the same voluntarily for and as their act on the day same bears date.

Given under my hand and seal this 17th day of February in the year 2000

My Commission Expires:  
3/21/2000

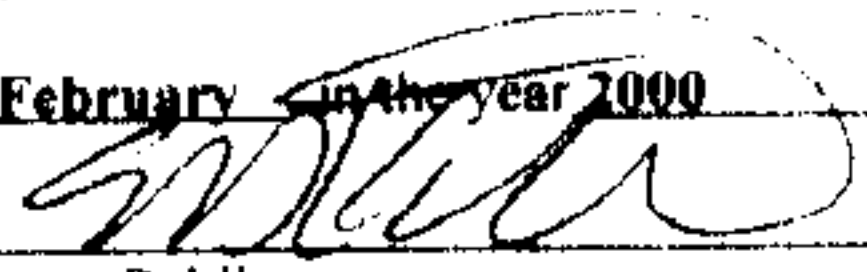
  
Notary Public

Exhibit "A"

Inst # 2000-05375

02/22/2000-05375  
09:58 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
124.00  
DOR

Lot 6 of Timbertrace Subdivision, as recorded in Plat Book 13 at Page 51 in the Probate Office of Shelby County, Alabama. And also an individual 1/6 beneficial interest in the following described: An ingress and egress and utility easement located in Sections 17 and 20, all in Township 22 South, Range 2 West, being more particularly described as follows:  
Beginning at the SW corner of Section 17, Township 22 South, Range 2 West; thence Easterly along the South line of said Section 625.22 feet to the true point of beginning of the hereafter described parcel; thence Southerly with an interior angle of 268 deg. 13 min. 26 sec. 532.55 feet to the North right of way line of Shelby County Road #16; thence Southeasterly along said North right of way line with an interior angle of 105 deg. 04 min. 06 sec. 72.57 feet; thence Northerly with an interior angle of 74 deg. 36 min. 04 sec. 549.45 feet; thence continue Northerly with an interior angle of 182 deg. 52 min. 32 sec. 280.0 feet; thence Westerly with an interior angle of 88 deg. 53 min. 52 sec. 10.0 feet; thence Northerly with an interior angle of 271 deg. 06 min. 08 sec. 1049.42 feet; thence continue Northerly with an interior angle of 180 deg. 00 min. 37 sec. 1619.04 feet; thence Westerly with an interior angle of 89 deg. 07 min. 14 sec. 50.0 feet; thence Southerly with an interior angle of 90 deg. 52 min. 46 sec. 1619.04 feet; thence continue Southerly with an interior angle of 179 deg. 59 min. 23 sec. 1049.42 feet; thence Westerly with an interior angle of 268 deg. 53 min. 52 sec. 10.0 feet; thence Southerly with an interior angle of 91 deg. 06 min. 08 sec. 280.00 feet to the true point of beginning.

Also:

Beginning at the NW corner of the NW 1/4 of the NW 1/4, Section 20, Township 22 South, Range 2 West; thence North 89 deg. 59 min. 10 sec. East along the North line of said Section. 652.22 feet to the true point of beginning of the hereafter described TRACT: thence South 01 deg. 48 min. 24 sec. East 532.35 feet to the North right of way line of Shelby County Road #16. thence 76 deg. 24 min. 18 sec. East along said North right of way line a chord length of 72.57 feet; thence North 01 deg. 48 min. 24 sec. West 549.45 feet to the North line of said Section; thence South 89 deg. 58 min. 10 sec. West along said North line of Section 70.0 feet to the true point of beginning; being situated in Shelby County, Alabama.