

This Instrument Prepared By:  
Ahrian D. Tyler  
RIVES & PETERSON  
1700 Financial Center  
Birmingham, Alabama 35203

Send Tax Notice To:  
Sidney "Butch" M. Bird, III  
250 HWY. 67  
Calera, AL 35040

Said property is currently part of tax parcel 35-111-0000009000 and/ or 35-111-0002004000

2000-07522  
Inst #

STATE OF ALABAMA )  
SHELBY COUNTY )

\$2,880.00

### WARRANTY DEED

THIS IS A WARRANTY DEED executed and delivered this 28<sup>th</sup> day of Jul., 2000, by Sidney M. Bird, Jr., and wife, Patricia Ann Bird (hereinafter referred to as the "Grantors"), to Sidney "Butch" M. Bird, III and Sheila T. Bird, joint tenancy with right of survivorship, (hereinafter referred to as the "Grantees").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid by Grantees to Grantors, the receipt and sufficiency of which is hereby acknowledged by Grantors, the Grantors do by these presents, grant, bargain, sell, and convey unto the Grantees the following described real estate (the "Subject Property") situated in Shelby County, Alabama, to-wit:

See Exhibit A Attached hereto being that property description from the survey of John Gary Ray, (Land Surveyor No. 12295) dated February 2, 2000, incorporated by reference as if set out fully herein and attached as Exhibit B.

This property is part of that parcel conveyed to Sidney M. Bird, Jr. and Patricia Ann Bird from Carl J. Bailey and Wife Lucy N. Bailey on December 30, 1967 and recorded at Book 251 Page 554-555 in the office of the Judge of Probate Shelby County Alabama.

This property is conveyed together with all structures and other improvements located on the real estate herein conveyed, and all easements, licenses, privileges, hereditaments and appurtenances belonging or in any way appertaining thereto.

This conveyance is subject to the following:

1. Ad valorem taxes for tax year 2000, and subsequent years;
2. Subject to all restrictions, easements and rights of way of record.

03/09/2000-07522  
10:27 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
004 C31 19.00

TO HAVE AND TO HOLD, to the said Grantees, their successors, and assigns forever.

And said Grantors do for themselves, their successors, and assigns, covenant with said Grantees, their successors, and assigns, that they are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their successors and assigns shall warrant and defend the same to the said Grantees, their successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Warranty Deed on this 28<sup>th</sup> day of Feb., 2000.

Grantors:

Sidney M. Bird, Jr. Date 2/28/2000  
Sidney M. Bird, Jr.

Patricia Ann Bird Date 2/28/2000  
Patricia Ann Bird

STATE OF ALABAMA     )  
SHELBY COUNTY        )

I, the undersigned Notary Public, in and for said County, in said State, hereby certify that **Sidney M. Bird, Jr.** and wife, **Patricia Ann Bird**, who are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, they executed the same voluntarily on this date.

Given under my hand and official seal, this the 28<sup>th</sup> day of Feb., 2000.

Sharon D. Tyler  
NOTARY PUBLIC Sharon D. Tyler  
My Commission Expires: 10-17-2002



COMMENCE AT A 3/4" IRON ROD FOUND IN PLACE AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 24 NORTH, RANGE 13 EAST; THENCE RUN SOUTHERLY ALONG THE WEST BOUNDARY LINE OF SAID SECTION 11, A DISTANCE OF 3579.03 FEET TO A POINT; THENCE TURN AN ANGLE OF 91°32'00" TO THE LEFT AND RUN EASTERLY A DISTANCE OF 2634.17 FEET TO A #5 RE-BAR W/CAP SET AT THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE ALONG THE SAME LINE OF DIRECTION, A DISTANCE OF 208.71 FEET TO A #5 RE-BAR W/CAP SET; THENCE TURN AN ANGLE OF 90°00'00" TO THE LEFT AND RUN NORTHERLY A DISTANCE OF 208.71 FEET TO A #5 RE-BAR W/CAP SET; THENCE TURN AN ANGLE OF 90°00'00" TO THE LEFT AND RUN WESTERLY A DISTANCE OF 178.71 FEET TO A #5 RE-BAR W/CAP SET; THENCE TURN AN ANGLE OF 90°00'00" TO THE RIGHT AND RUN NORTHERLY A DISTANCE OF 299.81 FEET TO A #5 RE-BAR W/CAP SET ON THE SOUTHEAST PRESCRIPTIVE USE RIGHT-OF-WAY LINE OF COUNTY HIGHWAY NO 67; THENCE TURN AN ANGLE OF 126°28'36" TO THE LEFT AND RUN SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY A DISTANCE OF 37.31 FEET TO A #5 RE-BAR W/CAP SET; THENCE TURN AN ANGLE OF 53°31'24" TO THE LEFT AND LEAVING SAID RIGHT-OF-WAY LINE, RUN SOUTHERLY A DISTANCE OF 486.34' TO THE POINT OF BEGINNING. SAID PARCEL IS LYING IN THE NW 1/4 OF SE 1/4, SECTION 11, TOWNSHIP 24 NORTH, RANGE 13 EAST AND CONTAINS 1.20 ACRES.

250 HWY. 67  
CALERA, AL 35040

SURVEYOR: JOHN GARY RAY  
REG. LS & PE 12295  
300 CO. RD. 414  
WILSONVILLE, AL  
35166

SYDNEY M BIRD, JR.  
deed book 251, page 554

SCALE 1" = 50'

STATE OF ALABAMA:  
SHELBY COUNTY:

I, JOHN GARY RAY, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF ALABAMA, DO HEREBY STATE THAT THIS IS A TRUE AND CORRECT PLAT OF A SURVEY DONE BY ME IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN SAID STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 3/4" IRON ROD FOUND IN PLACE AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 24 NORTH, RANGE 13 EAST; THENCE RUN SOUTHERLY ALONG THE WEST BOUNDARY LINE OF SAID SECTION 11, A DISTANCE OF 3679.03 FEET TO A POINT; THENCE TURN AN ANGLE OF 91°32'00" TO THE LEFT AND RUN EASTERLY A DISTANCE OF 2634.17 FEET TO A #5 RE-BAR W/CAP SET AT THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE ALONG THE SAME LINE OF DIRECTION, A DISTANCE OF 208.71 FEET TO A #5 RE-BAR W/CAP SET; THENCE TURN AN ANGLE OF 90°00'00" TO THE LEFT AND RUN NORTHERLY A DISTANCE OF 208.71 FEET TO A #5 RE-BAR W/CAP SET; THENCE TURN AN ANGLE OF 90°00'00" TO THE LEFT AND RUN WESTERLY A DISTANCE OF 178.71 FEET TO A #5 RE-BAR W/CAP SET; THENCE TURN AN ANGLE OF 90°00'00" TO THE RIGHT AND RUN NORTHERLY A DISTANCE OF 299.81 FEET TO A #5 RE-BAR W/CAP SET ON THE SOUTHEAST PRESCRIPTIVE USE RIGHT-OF-WAY LINE OF COUNTY HIGHWAY NO 67; THENCE TURN AN ANGLE OF 126°28'36" TO THE LEFT AND RUN SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY A DISTANCE OF 37.31 FEET TO A #5 RE-BAR W/CAP SET; THENCE TURN AN ANGLE OF 53°51'24" TO THE LEFT AND LEAVING SAID RIGHT-OF-WAY LINE, RUN SOUTHERLY A DISTANCE OF 486.34' TO THE POINT OF BEGINNING. SAID PARCEL IS LYING IN THE NW1/4 OF SE1/4, SECTION 11, TOWNSHIP 24 NORTH, RANGE 13 EAST AND CONTAINS 1.20 ACRES.  
I HAVE REVIEWED THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 010191 (EFFECTIVE 9/16/82 AND FOUND THIS PARCEL TO LIE IN A FLOOD ZONE C.

WITNESS MY HAND AND SEAL THIS 2nd DAY OF FEBRUARY, 2000.

*John Gary Ray*  
JOHN GARY RAY, REG. PE & LS #12295

### NOTES:

1. FIELD WORK PERFORMED ON 12/11/99 AND 1/15/2000. *JGR*
2. SECTION LINE BEARING IS BASED ON ASSUMED DATUM.
3. ACCORDING TO THE FEMA FIRM MAP, COMMUNITY PANEL NO. 010191 0165B THIS PARCEL LIES WITHIN FLOOD ZONE C, AREA OF MINIMAL FLOODING.

Iron find. 3/4" solid rod  
NW Corner, Section 11, T-24N, R-13E

Assumed Azimuth = 359°51'48"  
3579.03'

Section line distance 5820.33'

1741.30'

Iron find. 3/4" OE pipe  
SW Corner Section 11, T-24N, R-13E

SYDNEY M BIRD, JR.  
deed book 251, page 554

Iron set  
#5 re-bar w/cap

Iron set  
#5 re-bar w/cap

Inst. # 2000-07522

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deed book 251, page 554

EXHIBIT 037

B

10:2 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
004 C31 19.00

