

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and no/100 Dollars (\$1.00) and other valuable considerations, to the undersigned, Wallace Shoemaker, herein referred to as Grantor, in hand paid by Johnny Davis, hereinafter referred to as Grantee, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto said Grantee the following described real estate upon which a residential dwelling can not be constructed and hardwood area is to be preserved in natural state, said real estate being situated in Shelby County, Alabama:

Commence at a disc in concrete accepted as the Northwest corner of the Southwest one-fourth of the Southeast one-fourth of Section 23, Township 19 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 89° 36' 25" East along the North boundary of said quarter-quarter section for a distance of 400.64 feet to the centerline of an existing easement as shown on deed on record in the Office of the Judge of Probate of Shelby County, Alabama, in Deed Book 1996 at Page 10930; thence proceed South 35° 18' 49" West along the centerline of said easement and along the Westerly boundary of Lot No. 2 of the Signal Valley Subdivision as shown by map of said subdivision on record in the office of the Judge of Probate of Shelby County, Alabama in Plat Book 23 at Page 152 for a distance of 439.1 feet to a point on the Northerly boundary of a cul-de-sac having a 60 foot radius and being located on the curvature of a concave curve left having a delta angle of 151° 10' 16" and a length of 158.31 feet, said cul-de-sac also being located at the termination of Signal Valley Trail; thence Westerly along the Northerly boundary of said cul-de-sac and along the curvature of said curve for a chord bearing and distance of South 49° 44' 01" West, 116.23 feet to a point on the curvature of a concave right having a delta angle of 47° 22' 12" and a length of 20.67 feet; thence proceed Southwesterly along the curvature of said curve for a chord bearing and distance of South 01° 02' 43" West, 20.09 feet; thence proceed South 78° 42' 25" West for a distance of 75.82 feet to a point on the West boundary of said quarter-quarter section; thence proceed North 00° 51' 51" West along the West boundary of said quarter-quarter section for a distance of 395.51 feet to a point on the Southerly boundary of aforementioned easement; thence continue North 00° 51' 51" West along the West boundary of said quarter-quarter section for a distance of 67.65 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Southeast one-fourth of Section 23, Township 19 South, Range 1 West, Shelby County, Alabama, and contains 2.38 acres.

Inst # 2000-13325

04/24/2000-13325
10:36 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
003 WFS 14.00

TO HAVE AND TO HOLD unto said Grantee and the heirs and assigns of Grantee, forever, together with any and all remainder of reversion interest therein;

AND THE GRANTOR does for itself and for its successors and assigns, covenant with the Grantee, his heirs and assigns, that he is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as herein stated, that it has a good right to sell and convey the same as is done hereby, that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his heirs and assigns forever against the lawful claims of all

persons except any who claim under this instrument or any matter here stated.

IN WITNESS WHEREOF, the Grantor has set his seal this the

21st day of April 2000.


Wallace Shoemaker

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority in and for said County, in said State, hereby certify that Wallace Shoemaker, whose is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of April 2000


Notary Public
My Commission expires: 8-18-2003

This instrument prepared by:
RAY AND GILLILAND, P. C.
P. O. BOX 1183
SYLACAUGA, ALABAMA 36150

SE CORNER
NE 1/4 SW 1/4

SW CORNER
NW 1/4 SE 1/4
SECTION 23
CORNER IN PLACE
DISC IN CONCRETE



L=184.82'
R=200.00'
Δ=30°51'54"
C LEN=180.81'
BRC=N 88°02'11" W

S 71°12'36" E
CH46.46

L=38.84'
R=25.00'
C LEN=35.05'

L=103.68'
R=80.00'
Δ=90°54'44"
C LEN=81.19'
BRC=N 23°38'15" E

SIGNAL VALLEY TRAIL

L=80.87'
R=25.00'
Δ=47°22'12"
C LEN=20.00'
BRC=S 01°02'43" W

L=158.31'
R=80.00'
Δ=151°10'16"
C LEN=116.23'
BRC=S 48°44'01" W

LOT 2
SIGNAL VALLEY
SUBDIVISION

RAY & GILLILAND, P.C.

103 E FORT WILLIAMS ST
P.O. BOX 1183
SYLACAUGA, ALABAMA 35150

TEL NO (205) 245-3243
FAX NO (205) 245-3282
FILE SKY-R2

DRAWN BY JIM RAY

SCALE 1"=100'

DATE 4-18-2000

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003 1945 14.00