

Send Tax Notice To:  
**Sunny R. Clowdus**

PID# 04-3-08-0-000-002

## WARRANTY DEED

**STATE OF ALABAMA**  
**Shelby COUNTY**

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of  
**One Hundred Forty Thousand and 00/100 (\$140,000.00)**  
to the undersigned Grantor(s), in hand paid by the Grantee(s) herein, the receipt whereof is  
acknowledged, I or we,

**Joe Parker and Margaret Parker, husband and wife**

(hereinafter referred to as Grantor, (whether one or more), does/do hereby grant, bargain, sell  
and convey unto

**Sunny R. Clowdus**

(herein referred to as Grantee, whether one or more), in fee simple, 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 for Legal Description**

**\$ 135000** of the above recited consideration was paid from the proceeds of a  
mortgage loan of even date executed simultaneously herewith.

Subject to covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 2000 and subsequent years not yet due  
and payable.

Subject to Mineral and Mining rights of record and all rights and privileges  
incident thereto.

**TOGETHER WITH** all and singular, the rights and privileges, hereditaments, and  
appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, To the said Grantee, his, her or their heirs and assigns  
forever.

And said Grantor does for himself/herself, his/her heirs, executors and assigns, covenant with  
said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee  
simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they  
has/have a good right to sell and convey the same as aforesaid, and that he/she/they will, and  
his/her/their heirs, executors and assigns shall, warrant and defend the same to the said  
Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all  
persons.

Inst. # 2000-18414

06/05/2000-18414  
01:10 PM CERTIFIED  
PAGE 1 of 2  
SHELBY COUNTY JUDGE OF PROBATE  
JES. NEL. 18.70

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this **31st** day of **May, 2000**.

Joe Parker  
Joe Parker  
Margaret Parker  
Margaret Parker

**STATE OF ALABAMA  
JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Joe Parker and Margaret Parker, husband and wife** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this **31st** day of **May, 2000**.

W. Russell Beals, Jr.  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: **09/21/02**

(AFFIX SEAL)

OUR FILE NO.: **00027RB**

This instrument prepared by:

**W. Russell Beals, Jr., Attorney at Law**  
BEALS & ASSOCIATES, P.C.  
3200 Loma Road  
Birmingham, AL 35216



EXHIBIT "A"

Commence at the NE corner of the NE 1/4 of the SE 1/4 of Section 8, Township 18 South, Range 1 East; thence run Southerly along the east line thereof for 996.8 feet to an iron rod; thence 89°55'02" right run Westerly for 1330.48 feet to an iron pipe; thence 90°12'55" right run Northerly for 1019.60 feet to the NW corner of said 1/4-1/4 section; thence 0°40'44" left run Northerly along the west line of the SE 1/4 of the NE 1/4 of said Section for 443.51 feet; thence 90°16'57" right run Easterly for 1330.38 feet to the east line of last said 1/4-1/4 section; thence 90°01'19" right run Southerly for 470.50 feet to the point of beginning.

LESS AND EXCEPT A 45 FOOT EASEMENT DESCRIBED AS FOLLOWS:

Commence at the NE corner of the NE 1/4 of the SE 1/4 of Section 8, Township 18 South, Range 1 East; thence run Southerly along the east line thereof for 996.80 feet; thence 89°55'02" right run Westerly for 592.90 feet to the point of beginning; thence continue last described course for 737.58 feet; thence 90°12'55" right run Northerly for 45.0 feet; thence 89°39'20" right run Easterly for 751.80 feet; thence 107°38'47" right run Southwesterly for 48.0 feet to the point of beginning.

Inst # 2000-18414

06/05/2000-18414  
01:10 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MEL 18.50