

This Instrument Prepared By:  
W. Roscoe Johnson, III, Attorney at Law, L.L.C.  
P.O. Box 1667  
Gadsden, Alabama 35902-1667

STATE OF ALABAMA )  
COUNTY OF SHELBY)

**WARRANTY DEED**

THIS INDENTURE, made this September 15, 2000, between A. R. Thornton, Jr., hereinafter referred to as "Grantor", and James F. Thornton a/k/a James Skip Thornton, hereinafter referred to as "Grantee";

**W I T N E S S E T H:**

That Grantor, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), in hand paid by Grantee, the receipt whereof is hereby acknowledged, and other good and valuable consideration, does hereby grant, bargain, sell and convey unto Grantee the following described real estate, to wit:

From the northwest corner of the NE 1/4 of the NW 1/4 of Section 1, Township 21 South, Range 3 West run southerly along the west boundary line of said 1/4-1/4 section for 208.71 feet to the point of beginning of the land herein described; Thence continue southerly along the west boundary line of 1/4-1/4 section for 1005.37 feet; Thence turn an angle of 88 degrees, 21 1/2 minutes to the left and run easterly 662.17 feet, more or less, to a point on the east boundary line of the W 1/2 of the NE 1/4 of the NW 1/4 of said section; thence turn an angle of 91 degrees, 44 minutes to the left and run northerly along the east boundary line of the W 1/2 of the NE 1/4 of the NW 1/4 of said section 1213.48 feet, more or less to the northeast corner of the W 1/2 of the NE 1/4 of the NW 1/4 of said section; Thence run westerly along the north boundary line of said 1/4-1/4 section 242.67 feet; Thence turn an angle of 91 degrees, 42 minutes to the left and run southerly 417.42 feet; Thence turn an angle of 91 degrees, 42 minutes to the right and run westerly 208.71 feet; Thence turn an angle of 88 degrees, 18 minutes to the right and run northerly 208.71 feet; Thence turn an angle of 88 degrees, 18 minutes to the left and run westerly 208.71 feet, more or less, to the point of beginning.

This land being a part of the West Half of the NE 1/4 of the NW 1/4 of Section 1, Township 21 South, Range 3 West and being 15.36 acres, more or less.

**SUBJECT TO:**

1. Ad valorem taxes for 2000 and subsequent years.
2. Utility permits, easement or rights of way of record.
3. Any prior grant, reservation or severance of minerals, mineral rights or mining privileges.
4. Any unrecorded liens, if any, for labor and/or material used in repair or improvement to the property within the last six (6) months.
5. Any violations of the Federal Flood Control Act.

09/15/2000-32291  
01:02 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 AMB 11:00

Inst # 2000-32291

The foregoing described property does not constitute any part of Grantor's or his spouse's homestead or principal dwelling.

Grantor hereby reserves a vendor's lien in and to said real estate.

Draftsman makes no warranty as to correctness of description or ownership of the premises. No title examination has been made and there are no representations made as to the merchantability of the title, ownership of mineral and mining rights, adverse possession, easements, or any other matters affecting title to the premises.

(SOURCE OF TITLE: Deed recorded as Inst # 1995-37277, Probate Office, Shelby County, Alabama).

TO HAVE AND TO HOLD to said Grantee, and to his heirs and assigns forever.

Grantor, subject to any aforesaid exceptions and reservations, for himself and his heirs, personal representatives, and administrators, covenants with Grantee, his heirs and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances other than aforesaid; that he has a good right to sell and convey the same, and that he will forever defend the title conveyed hereby to Grantee against all claims.

Whenever used, the singular shall include the plural and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed these presents on this the day and date first above mentioned.

  
A. R. THORNTON, JR.

STATE OF ALABAMA )  
COUNTY OF ETOWAH)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that A. R. Thornton, Jr., whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this September 15, 2000.

Grantee's Address:  
James F. Thornton  
7300 Clarincarde Court  
Wake Forrest, NC 27587

  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 10-31-2003

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