

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";

**WITNESSETH:**

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 southeast corner of the SW 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 3 West run westerly along the south boundary line of said 1/4-1/4 section 502.01 feet; Thence turn an angle of 98 degrees, 59 minutes to the right and run northeasterly 174.3 feet; Thence turn an angle of 73 degrees, 22 minutes to the left and run northwesterly 74.15 feet to the point of beginning of the land herein described; Thence continue northwesterly along last said course for 56.0 feet; Thence turn an angle of 90 degrees to the left and run southwesterly 104.0 feet; Thence turn an angle of 90 degrees to the left and run southeasterly 56 feet; Thence turn an angle of 90 degrees to the left and run northeasterly 104.0 feet to the point of beginning .

Also an easement 16 feet in width for the purpose of ingress and egress beginning at the northwest corner of the above described land for the west side of easement and running northeasterly along a straight line on the west boundary line of the above described land and being 125.0 feet in length.

The foregoing property is conveyed subject to the following:

1. Ad valorem taxes due on October 1, 2000 and subsequent years .
2. Utility permits, easements or rights. of way of record .
3. Any prior grant, reservation or severance of minerals, mineral rights or mining privileges.

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

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SHELBY COUNTY JUDGE OF PROBATE  
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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 # 1995-00977, 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.

  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 10-31-2003  
Inst # 2000-32293

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

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SHELBY COUNTY JUDGE OF PROBATE  
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