

This instrument was prepared by:  
William R. Justice  
P.O. Box 1144, Columbiana, Alabama 35051

Grantee's address:

1030 South 20th Street  
Birmingham, AL 35205

## WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Fifty-three Thousand Seven Hundred and no/100 DOLLARS (\$153,700.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Louis M. Atkinson and Sherry M. Atkinson, husband and wife (herein referred to as GRANTOR, whether one or more) do/does grant, bargain, sell and convey unto Angela Faye Guilford (herein referred to as GRANTEE, whether one or more) the following described real estate situated in SHELBY County, Alabama to-wit:

See attached Exhibit A

**Grantors hereby convey without warranties the property described on attached Exhibit B**

\$130,645.00 of the consideration stated above was paid by a purchase money mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 1st day of December, 2000.

Louis M. Atkinson  
Louis M. Atkinson

Sherry M. Atkinson

12/05/2000-41851  
02:04 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
004 MMB 46.50

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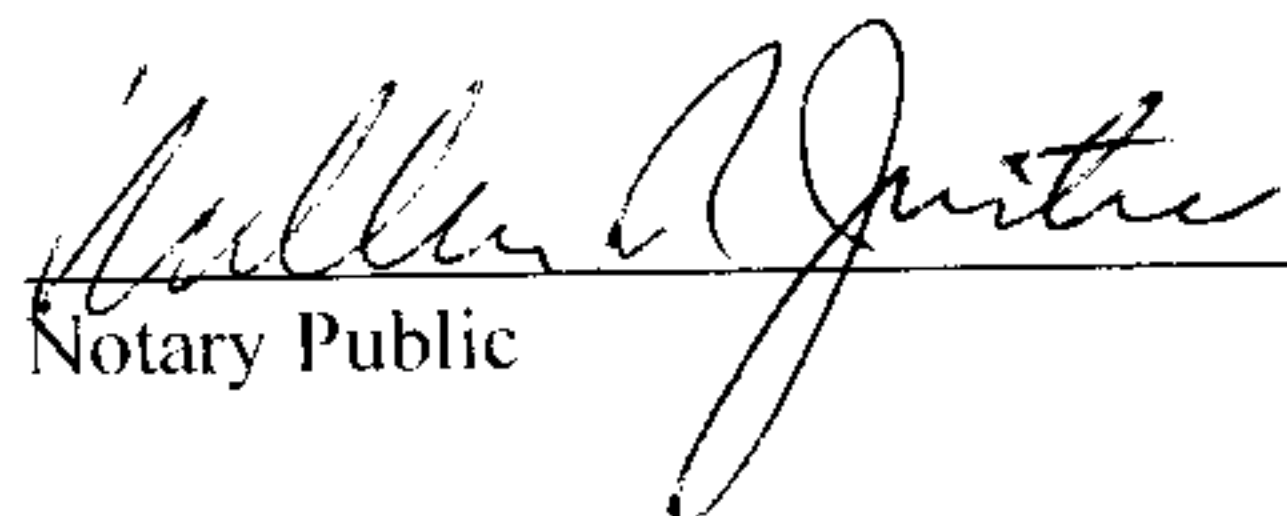
STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Louis M. Atkinson and Sherry M. Atkinson, 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 1st day of December, 2000.



  
Notary Public

A PARCEL OF LAND IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 1 EAST, BEING A PART OF THE SAME LAND DESCRIBED IN A DEED TO LEWIS ATKINSON, RECORDED IN THE DEED BOOK 341, AT PAGE 62 OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22;

THENCE N 00°39'30" W, ALONG THE EAST LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, A DISTANCE OF 336.14 FEET TO A POINT;

THENCE N 89°33'29" W, ALONG AN OLD FENCE, A DISTANCE OF 1290.66 FEET TO A 3/4" PIPE, FOUND;

THENCE S 00°11'50" E, A DISTANCE OF 1274.33 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY OF COUNTY ROAD NO. 61;

THENCE, ALONG A CURVE TO THE RIGHT, IN SAID RIGHT-OF-WAY, HAVING A RADIUS OF 3652.92 FEET AND A CHORD BEARING OF N 62°50'09" E, AN ARC LENGTH OF 327.68 FEET TO A POINT;

THENCE N 65°01'13" E, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 1106.76 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22;

THENCE N 00°39'30" W, ALONG THE EAST LINE OF SAID SIXTEENTH SECTION, A DISTANCE OF 309.39 FEET TO THE POINT OF BEGINNING. THE HEREIN DESCRIBED PARCEL CONTAINS 28.31 ACRES OF LAND.

B

A PARCEL OF LAND IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 1 EAST, BEING A PART OF THE SAME LAND DESCRIBED IN A DEED TO LEWIS ATKINSON, RECORDED IN THE DEED BOOK 341, AT PAGE 62 OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22;

THENCE S 00°37'00" E, ALONG THE WEST LINE OF SAID SIXTEENTH SECTION, A DISTANCE OF 964.50 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF COUNTY HIGHWAY NO. 61;

THENCE ALONG A CURVE, TO THE RIGHT, IN SAID RIGHT-OF-WAY, HAVING A RADIUS OF 3652.92 FEET AND A CHORD BEARING OF N 59°37'37" E, AND ARC LENGTH OF 31.63 FEET TO A POINT;

THENCE N 00°11'50" W, ALONG AN OLD FENCE, A DISTANCE OF 1280.79 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22;

THENCE N 89°14'32" W, A DISTANCE OF 36.84 FEET, TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22;

THENCE S 00°37'00" E, A DISTANCE OF 332.84 FEET TO THE POINT OF BEGINNING. THE HEREIN DESCRIBED PARCEL CONTAINS 0.95 ACRES OF LAND.

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A PARCEL OF LAND IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 1 EAST, BEING A PART OF THE SAME LAND DESCRIBED IN A DEED TO LEWIS ATKINSON, RECORDED IN THE DEED BOOK 341, AT PAGE 62 OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22;

THENCE N 00°39'30" W, ALONG THE EAST LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, A DISTANCE OF 336.14 FEET TO A POINT;

THENCE S 89°33'29" E, ALONG AN OLD FENCE, A DISTANCE OF 8.53 FEET TO A 3/4" REBAR, FOUND;

THENCE S 02°09'23" E, A DISTANCE OF 634.24 FEET, TO A 1 1/4" REBAR FOUND ON THE NORTH RIGHT-OF-WAY OF COUNTY ROAD NO. 61;

THENCE S 65°01'13" W, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 27.55 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22;

THENCE N 00°39'30" W, ALONG THE EAST LINE OF SAID SIXTEENTH SECTION, A DISTANCE OF 309.39 FEET TO THE POINT OF BEGINNING. THE HEREIN DESCRIBED PARCEL CONTAINS 0.25 ACRES OF LAND.

12/05/2000-41851  
02:04 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
004 MMB 46.50