

This instrument was prepared by:

William R. Justice  
P.O. Box 1144, Columbiana, Alabama 35051

Grantee's address:  
P.O. Box 1254  
Alabaster, AL 35007

## **WARRANTY DEED**

### **STATE OF ALABAMA**

**SHELBY COUNTY**            KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-six Thousand and no/100 DOLLARS (\$46,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Mary Livingston, a widow (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Freddie F. Wilhite (herein referred to as GRANTEE, whether one or more) the following described real estate situated in SHELBY County, Alabama to-wit:

#### **Parcel I**

A parcel of land in the Southeast Quarter of the Southeast Quarter of Section 16, Township 22 South, Range 1 West, being a part of the same land described in a Deed to Edward Gunn, recorded in Deed Book 130 at Page 199, of the Real Property Records of Shelby County, Alabama. Said parcel of land being more particularly described as follows: Commencing at a 1½" pipe, found at the southeast corner of said Section 16; thence S 87° 57' 02" W, along the South line of said section, a distance of 517.85 feet to a point; thence N 02° 02' 58" W, a distance of 213.17 feet to a ½" rebar set, with a cap stamped "S. Wheeler CA 0502", at the Point of Beginning; thence N 69° 48' 00" W, a distance of 210.00 feet to a point; thence N 20° 12' 00" E, a distance of 210.00 feet to a point; thence S 69° 48' 00" E, a distance of 210.00 feet to a ½" rebar set, with a cap stamped "S. Wheeler CA 0502"; thence S 20° 12' 00" W, a distance of 210.00 feet to the point of beginning; situated in Shelby County, Alabama.

#### **Parcel II**

A parcel of land in the Southeast Quarter of the Southeast Quarter of Section 16, Township 22 South, Range 1 West, being a part of the same land described in a Deed to Edward Gunn, recorded in Deed Book 130 at Page 199, of the Real Property Records of Shelby County, Alabama. Said parcel of land being more particularly described as follows: Commencing at a 1½" pipe, found at the Southeast corner of said Section 16; thence S 87° 57' 02" W, along the South line of said section, a distance of 517.85 feet to a point; thence N 02° 02' 58" W, a distance of 213.17 feet to a ½" rebar set, with a cap stamped "S. Wheeler CA 0502"; thence N 69° 48' 00" W, a distance of 210.00 feet to the point of beginning; thence N 69° 48' 00" W, a distance of 135.76 feet to a ½" rebar set, with a cap stamped "S. Wheeler CA 0502", on the Southeast right-of-way of County Highway No. 86; thence N 25° 27' 33" E, along said right-of-way, a distance of 210.89 feet to a ½" rebar set, with a cap stamped "S. Wheeler CA 0502"; thence S 69° 48' 00" E, a distance of 116.43 feet to a point; thence S 20° 12' 00" W, a distance of 210.00 feet to the Point of Beginning; situated in Shelby County, Alabama.

Subject to:

1. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 133 page 173; Real Book 65 page 13; and Deed Book 180 page 285 in the Probate Office of Shelby County, Alabama.
2. Right-of-Way granted to Shelby County by instrument recorded in Deed Book 271 page 750 in the Probate Office of Shelby County, Alabama.
3. Riparian rights, if any, in and to the use of creeks and branches.
4. Less and except any part of land lying within road, road rights of way, railroad rights of way, creeks, and/or branches.

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

12/29/2000-45521  
11:27 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 HMB 63.00

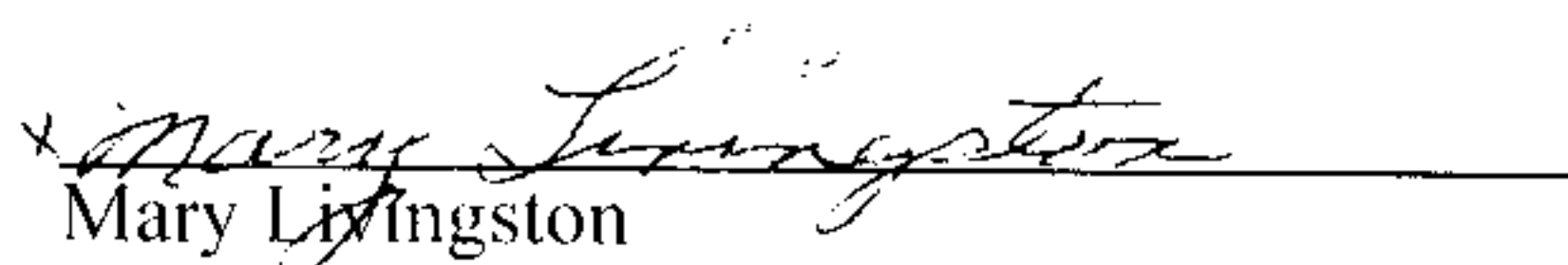
*WBSG/Davis King*

Inst # 2000-45521

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.

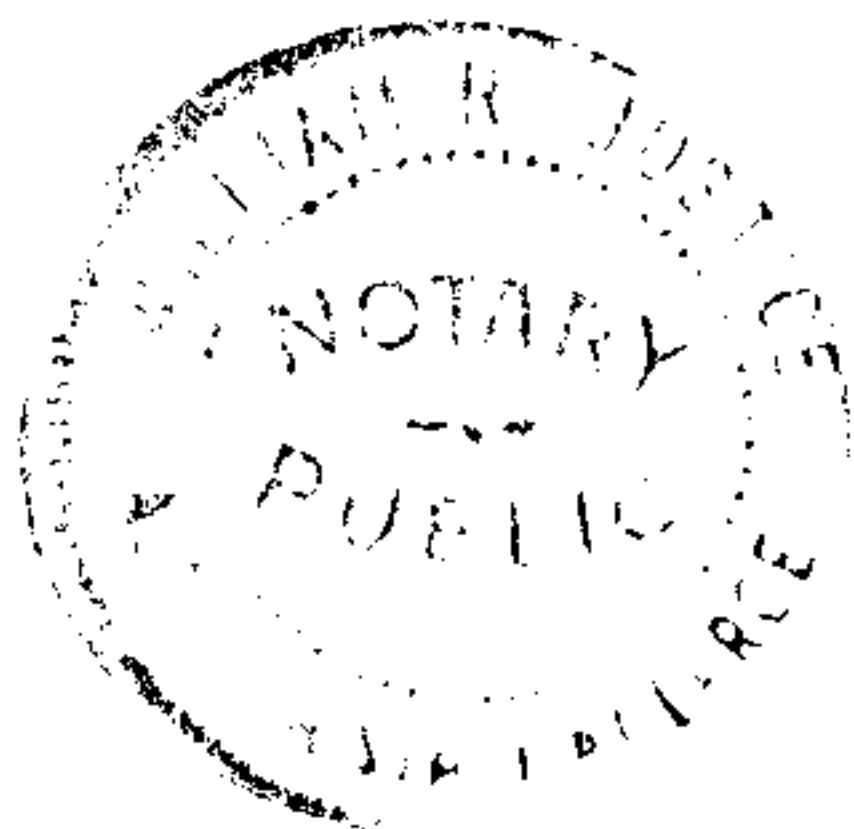
IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 27th day of December, 2000.

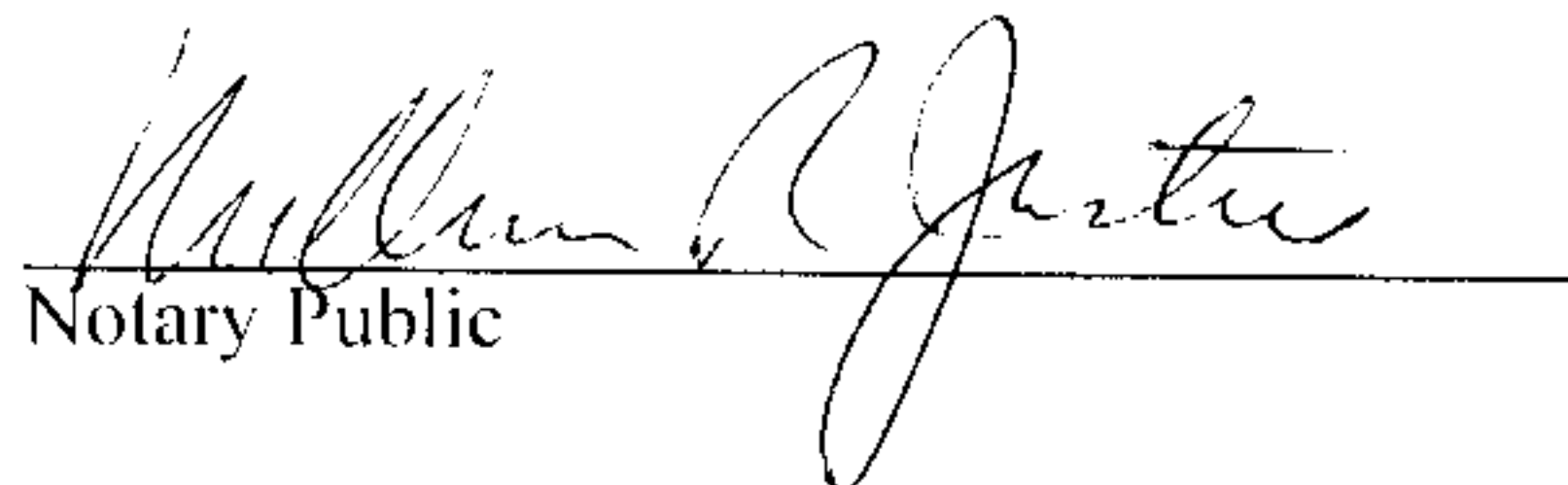
  
Mary Livingston

STATE OF ALABAMA  
SHELBY COUNTY                      General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary Livingston, a widow, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of December, 2000.



  
Notary Public

Inst # 2000-45521

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11:27 AM CERTIFIED  
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