

WARRANTY DEED

This instrument was prepared by:  
B. CHRISTOPHER BATTLES  
3150 HIGHWAY 52 WEST  
PELHAM, AL. 35124

Send tax notice to:  
David F. Painter  
623 Signal Valley Trail  
Chelsea, Alabama 35043

THE STATE OF ALABAMA  
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Eighty thousand and no/100 (\$80,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Jennifer K. Clark, an married woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **David F. Painter** (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".

This property does not constitute the homestead of Jennifer K. Clark or her spouse.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 1<sup>st</sup> day of February, 2001.

\_\_\_\_\_  
Witness

Jennifer K. Clark (Seal)  
**Jennifer K. Clark**

\_\_\_\_\_  
Witness

\_\_\_\_\_  
(Seal)

STATE OF ALABAMA  
COUNTY OF SHELBY

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that **Jennifer K. Clark, a married woman** 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 this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 1<sup>st</sup> day of February, 2001.

[Signature]  
Notary Public  
My Commission Expires: 02-25-01

02/09/2001-04718  
09:43 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
004 CJ1 100.00

Inst # 2001-04718

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 2, according to the Survey of Sky Ridge Subdivision, as recorded in Map Book 23, Page 83, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the following described easement:

60.0 Foot Easement for Ingress, Egress and Utilities  
Centerline Description to-wit:

From the Southwest corner of the Northeast  $\frac{1}{4}$  - Northwest  $\frac{1}{4}$  of Section 23, Township 19 South, Range 1 West, run thence East along the South boundary of said Northeast  $\frac{1}{4}$  - Northwest  $\frac{1}{4}$  a distance of 17.49 feet to the point of beginning of the centerline of herein described easement for ingress and egress and utilities; thence turn 55 degrees 25 minutes 49 seconds left and run 99.24 feet along said easement centerline and the following courses; 06 degrees 03 minutes 54 seconds left for 104.89 feet; 12 degrees 24 minutes 30 seconds left for 175.59 feet; 10 degrees 38 minutes right for 201.28 feet; 12 degrees 54 minutes 55 seconds right for 165.02 feet; 05 degrees 37 minutes 50 seconds left for 265.89 feet; 15 degrees 35 minutes 30 seconds right for 323.69 feet; 13 degrees 58 minutes 30 seconds left for 188.54 feet; 08 degrees 44 minutes right for 128.93 feet to a point on the North boundary of a aforementioned Section 23; thence turn 180 degrees 00 minutes right and run along said easement centerline a distance of 50.72 feet; thence turn 92 degrees 06 minutes 49 seconds left and continue along said easement centerline a distance of 64.81 feet and the following courses; 54 degrees 49 minutes 11 seconds right for 141.23 feet; 12 degrees 33 minutes 27 seconds left for 110.76 feet; 20 degrees 34 minutes 50 seconds left for 169.50 feet; 15 degrees 05 minutes 36 seconds right for 86.16 feet; 36 degrees 33 minutes 41 seconds right for 166.53 feet; 29 degrees 09 minutes 29 seconds left for 97.38 feet; 14 degrees 44 minutes 38 seconds left for 198.20 feet; 16 degrees 40 minutes 30 seconds left for 276.22 feet; 34 degrees 30 minutes 41 seconds left for 274.24 feet to a point on the South boundary of the Northwest  $\frac{1}{4}$  - Northeast  $\frac{1}{4}$  of aforementioned Section 23; thence turn 02 degrees 14 minutes 58 seconds right and continue along said easement a distance of 473.26 feet to the P.C. of a curve concave right, having a delta angle of 65 degrees 53 minutes 34 seconds and tangents of 100.0 feet and a centerline arc distance of 177.45 feet to the P.T.; thence along the tangent centerline a distance of 96.95 feet; thence turn 122 degrees 12 minutes 30 seconds left and run 760.84 feet

## EXHIBIT "A" LEGAL DESCRIPTION

along said easement centerline to a point on the North boundary of the Southeast  $\frac{1}{4}$  - Northeast  $\frac{1}{4}$  of Section 23, Township 19 South, Range 1 West; thence turn 180 degrees 00 minutes right and run 760.84 feet along said easement centerline; thence turn 57 degrees 47 minutes 30 seconds left and run 338.44 feet along said easement centerline; thence turn 02 degrees 42 minutes 42 seconds right and run 588.77 feet to the PC of a curve concave left, having a delta angle of 46 degrees 35 minutes 43 seconds and tangents of 75.0 feet and a centerline arc distance of 141.64 feet to the PT; thence along the tangent centerline a distance of 77.80 feet; thence turn 116 degrees 34 minutes 50 seconds left and run 68.62 feet along said easement centerline; thence turn 180 degrees 00 minutes right and run 211.45 feet along said easement centerline to the PC of a curve concave right, having a delta angle of 17 degrees 17 minutes 51 seconds and tangents of 80.0 feet and a centerline arc distance of 158.78 feet to the PT; thence along the tangent centerline a distance of 301.63 feet to the PC of a curve concave left, having a delta angle of 27 degrees 09 minutes 45 seconds and tangents of 80.0 feet and a centerline arc distance of 156.99 feet to the PT; thence along the tangent centerline a distance of 214.77 feet to the PC of a curve concave right, having a delta angle of 30 degrees 36 minutes 35 seconds and tangents of 80.0 feet and a centerline arc distance of 156.18 feet to the PT; thence along the tangent centerline a distance of 39.20 feet to the PC of a curve concave left, having a delta angle of 27 degrees 45 minutes 20 seconds and tangents of 75.0 feet and a centerline arc distance of 147.06 feet to the PT; thence along the tangent centerline a distance of 308.97 feet; thence turn 154 degrees 51 minutes 35 seconds left and run 278.49 feet along said easement centerline; thence turn 06 degrees 48 minutes right and run 213.47 feet along said easement centerline; thence turn 00 degrees 50 minutes 46 seconds right and run 321.84 feet along said easement centerline; thence turn 180 degrees 00 minutes right and run 321.84 feet along said easement centerline; thence turn 00 degrees 50 minutes 46 seconds left and run 213.47 feet along said easement centerline; thence turn 06 degrees 48 minutes left and run 278.49 feet along said easement centerline; thence turn 09 degrees 12 minutes left and run said easement centerline a distance of 261.83 feet to a point on the East boundary of the Southeast  $\frac{1}{4}$  - Southwest  $\frac{1}{4}$  of Section 23, Township 19 South, Range 1 West; thence continue along said course a distance of 176.36 feet to the PC of a curve concave left, having a delta angle of 54 degrees 03 minutes 57 seconds and tangents of 306.47 feet and a centerline arc distance of 566.76 feet to the PC of a reverse curve concave right, having a delta angle of 74 degrees 40 minutes 50 seconds and tangents of 100.0 feet and a centerline arc

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

distance of 170.85 feet to the PT; thence along the tangent centerline a distance of 719.70 feet to the PC of a curve concave left, having a delta angle of 48 degrees 19 minutes 01 seconds and tangents of 250.0 feet and a centerline arc distance of 470.01 feet to the PT; thence along the tangent centerline a distance of 730.31 feet to a point of termination of herein described easement centerline on the North boundary of Old U.S. Highway #280 (80' R.O.W.), and further, from the described point of termination back North/Northeasterly along the described centerline to a point of intersection with the South boundary of the Southeast  $\frac{1}{4}$  - Southwest  $\frac{1}{4}$  of Section 23, Township 19 South, Range 1 West, tracks in close proximity that certain easement centerline described in Book 184 at Page 89; said property being situated in Shelby County, Alabama.

Inst # 2001-04718

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