

Inst # 2001-04961

TAX NOTICE TO:
Gertrude H. Jones
2170 Indian Crest Drive
Pelham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

WHEREAS, O'Brian Popham has been duly and legally appointed by the Probate Court of Talladega County, Alabama, under Case #99-212 as Conservator of Ann Baker Popham, an Incapacitated Person, and has duly qualified as such Conservator and is now acting as such Conservator; and,

WHEREAS, the said Petition for Conservatorship and the Motion to Amend Petition for Conservatorship in order to enable the Conservator to sell property known to have belonged to Ann Baker Popham, have been granted.

NOW, THEREFORE, by virtue of the premises, and in consideration of Twenty-Two Thousand Dollars, to me paid by Gertrude H. Jones, the receipt of which is hereby acknowledged, I, the said Conservator by and through Stephanie Bain, as Attorney in Fact, do hereby grant, bargain, sell and convey unto the said Gertrude H. Jones, her heirs and assigns, the following described parcel of real estate, which was the property of the said Ann Baker Popham, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Ann Baker Popham is the surviving grantee of Deed Book 187 page 543 and Deed Book 2001, page 04959; the other grantee, Burns A. Popham, having died on or about the 22nd day of April, 2000.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.

IN WITNESS WHEREOF, I, the said O'Brian Popham, by and through my Attorney in Fact, Stephanie Bain, hereunto set my hand and seal this 5th day of February, 2001.

*O'Brian Popham, as Conservator for
Ann Baker Popham, an incapacitated
person by Stephanie Bain, his attorney in fact*
(L.S.)

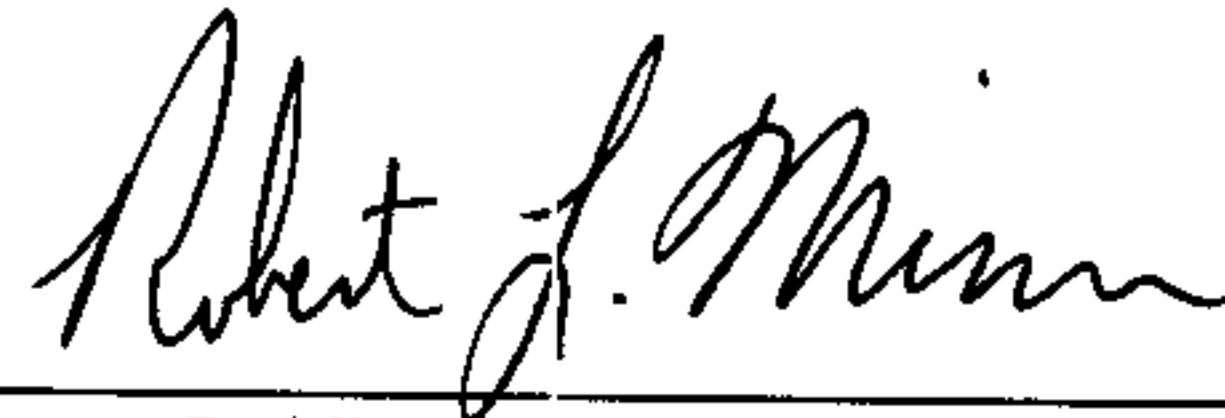
O'Brian Popham, as Conservator for
Ann Baker Popham, an incapacitated person
by Stephanie Bain, his Attorney in Fact

02/12/2001-04961
12:34 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 HMB 39.00

STATE OF ALABAMA
COUNTY OF ST. CLAIR

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Stephanie Bain, as Attorney in Fact for O'Brian Popham, who is the Conservator of Ann Baker Popham, an incapacitated person, 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, in her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of February, 2001.

A handwritten signature in cursive script, reading "Robert J. Minor", written over a horizontal line.

Notary Public

PREPARED BY:
CHURCH, SEAY, LASSETER & MINOR, P.C.
1609 Cogswell Avenue
Pell City, Alabama 35125

Exhibit A

Lot 3

Commencing at the Northeast corner of Section 30, Township 19 South, Range 1 East, Shelby County, Alabama; thence North 89°38'30" West along the Northerly boundry line of said Section 30 for a distance of 1696.68 feet; thence South 0°00'00" East, a distance of 508.39 feet; thence South 87°36'50" West, a distance of 446.50 feet; thence South 26°55'50" East, a distance of 386.70 feet for the point of beginning; thence South 82°08'08" East a distance of 109.99 feet; thence North 72°07'02" East a distance of 135.00 feet; thence South 0°01'05" East, a distance of 459.99 feet to the Northerly right of way line of Shelby County Road No. 280 and the point of curvature of a tangent curve, concave to the North, having a radius of 1879.98 feet, a central angle of 7°38'30" and a chord of 250.55 feet bearing North 78°08'38" West; thence Westerly along said curve, a distance of 250.74 feet; thence North 1°08'40" East a distance of 382.18 feet to the point of beginning; being situated in the NW 1/4 of the NE 1/4 of Section 30, Township 19 South, Range 1 East, Shelby County, Alabama.

Easement "B"

Commencing at the Northeast corner of Section 30, Township 19 South, Range 1 East; thence North 89°38'30" West, a distance of 1330.88 feet; thence South 0°01'04" East, a distance of 628.88 feet; thence South 89°58'56" West, a distance of 150.00 feet; thence North 0°01'04" West a distance of 28.64 feet; thence South 68°32'39" West, a distance of 99.64 feet; thence South 22°34'49" West a distance of 129.93 feet; thence South 47°03'26" West, a distance of 116.43 feet; thence South 72°07'02" West a distance of 157.88 feet; thence North 82°08'08" West a distance of 109.99 feet; thence South 1°08'40" West, a distance of 381.60 feet to the North right of way line of Shelby County Road No. 280 and the Point of beginning of the centerline of a 50 foot easement for ingress, egress and utilities; thence North 1°08'40" East a distance of 381.60 feet; thence North 27°34'32" West a distance of 526.22 feet; thence North 46°16'40" East a distance of 94.72 feet to the point of ending.

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File No: POPHAMJONES

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