

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
TOWN OF CHELSEA

WARRANTY DEED

Consideration: \$108,375.00

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE HUNDRED AND NO/100 (\$500.00)** and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, I, **SARAH R. DAVIDSON, Administrator of the Estate of Gerald Adair Davidson, Jr., Probate Case No. 40-292, Shelby County, Alabama**, (herein referred to as **GRANTOR**), do grant, bargain, sell and convey unto **THE TOWN OF CHELSEA**, (herein referred to as **GRANTEE**), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to easements, restrictions, protective covenants and rights of way of record and subject to current taxes, a lien but not yet payable.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF THEIR RESPECTIVE SPOUSES.

TO HAVE AND TO HOLD to said Grantee, his, her or their heirs and assigns forever.
ALL OF THE ABOVE CONSIDERATION WAS PAID FROM A MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

And the undersigned, separately and severally, for the heirs, executors, and administrators of the undersigned, separately and severally covenant with the said Grantees, their heirs and assigns, that the undersigned are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the undersigned have a good right to sell and convey the same as aforesaid; that the undersigned will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned hereunto set their hands and seals, this the 16th day of March, 2001.

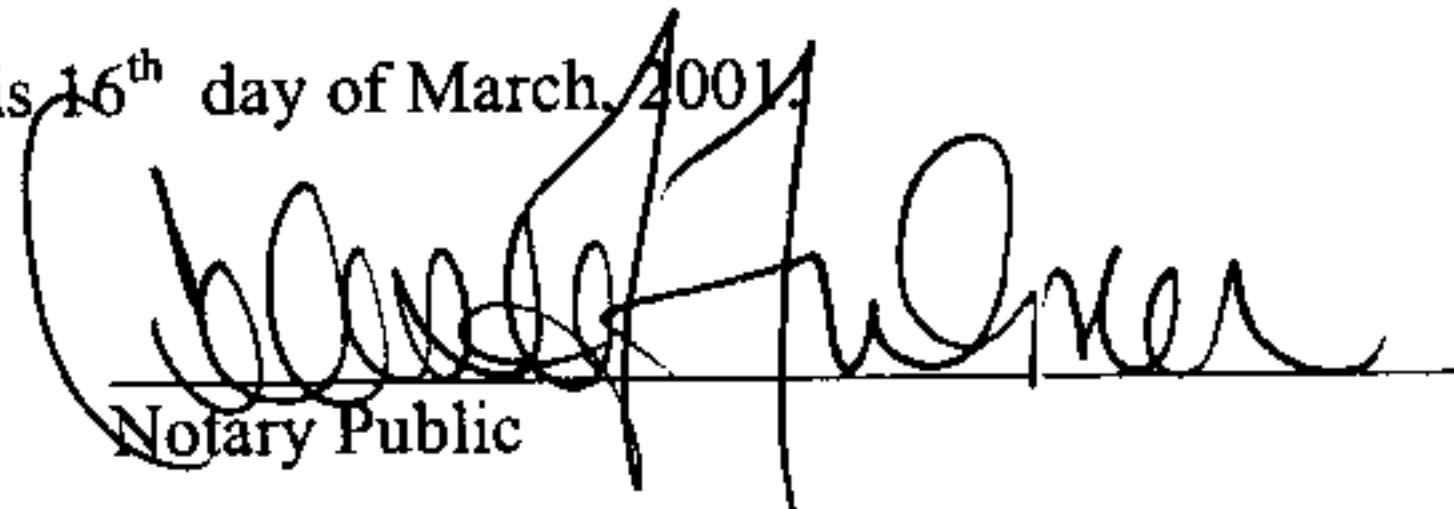
ESTATE OF GERALD ADAIR DAVIDSON, JR.


Sarah R. Davidson, Administrator

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sarah R. Davidson, Administrator of the Estate of Gerald Adair Davison, Jr., Probate Case No. 40-292, Shelby County, Alabama, 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 this 16th day of March, 2001.


Notary Public

My Commission Expires: 10/6/2000

03/23/2001-10783
02:24 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
J02 MEL 15.00

Inst # 2001-10783

EXHIBIT "A"
LEGAL DESCRIPTION

From the true (sized section) SE corner of the NE 1/4-NW 1/4 of Section 34, Township 19 South, Range 1 West, run thence North along the true East boundary of said NE 1/4-NW 1/4 a distance of 67.55 feet to a point on the Northwesterly boundary of Co. Hwy. #39 (80' ROW), being the point of beginning of herein described parcel of land; thence turn 137 degrees 06 minutes 59 seconds left and run 29.65 feet along said Hwy. boundary; thence turn 69 degrees 24 minutes 49 seconds right and run 37.98 feet to a point known as the maple corner; thence turn 13 degrees 42 minutes 31 seconds left and run 151.73 feet to an iron pipe; thence turn 42 degrees 32 minutes 22 seconds right and run 79.40 feet to an iron pipe; thence turn 12 degrees 06 minutes 30 seconds left and run 59.86 feet; thence 02 degrees 12 minutes 55 seconds right and run 111.65 feet; thence turn 05 degrees 37 minutes 40 seconds right and run 239.37 feet; thence turn 16 degrees 49 minutes 30 seconds right and run 109.19 feet; thence turn 09 degrees 59 minutes right and run 195.0 feet to a point in the center of a branch; thence turn 89 degrees 28 minutes 37 seconds right and run 66.87 feet along said branch centerline to a point of intersection with the center of Yellowleaf Creek; thence turn 23 degrees 20 minutes 40 seconds right and run 41.20 feet along said creek centerline; thence turn 52 degrees 20 minutes 55 seconds left and continue along said creek centerline a distance of 220.92 feet to a point of intersection with the Southerly boundary of the Seaboard Coastline Railroad; thence turn 85 degrees 11 minutes right and run 89.44 feet along said railroad boundary; thence turn 02 degrees 13 minutes 02 seconds left and run 102.94 feet along said railroad boundary and the following courses; 03 degrees 20 minutes 01 second left for 102.88 feet; 03 degrees 42 minutes 40 seconds left for 103.40 feet; 03 degrees 45 minutes 01 seconds left for 103.44 feet; thence turn 04 degrees 13 minutes 29 seconds left and continue along said course 64.98 feet to a point of intersection with the Westerly boundary of Co. Hwy. #47 (80' ROW); thence turn 79 degrees 56 minutes 50 seconds right and run 54.59 feet along said Hwy. boundary; thence turn 05 degrees 47 minutes 11 seconds left and run 103.26 feet along said Hwy. boundary; thence turn 17 degrees 00 minutes 09 seconds left and run 53.13 feet along said Hwy. boundary; thence turn 25 degrees 53 minutes 24 seconds left and run 71.15 feet along said Hwy. boundary; thence turn 21 degrees 18 minutes 40 seconds left and run 21.53 feet along said Hwy. boundary; thence turn 21 degrees 41 minutes 05 seconds left and run 41.76 feet along said Co. Hwy. boundary to the point of intersection with the Northwesterly boundary of aforementioned Co. Hwy. #39; thence turn 94 degrees 49 minutes 56 seconds right and run 51.03 feet along said Hwy. #39 boundary; thence turn 18 degrees 49 minutes 14 seconds right and run 41.44 feet along said Hwy. boundary; thence turn 53 degrees 35 minutes 54 seconds right and run 127.60 feet; thence turn 87 degrees 43 minutes left and run 131.71 feet to a point on the Northwesterly boundary of aforementioned Co. Hwy. #39; thence turn 42 degrees 59 minutes 11 seconds right and run 22.58 feet along said Hwy. boundary to the point of beginning of herein described parcel of land.

According to the survey of Sam Hickey, dated October 24, 1996.

Inst # 2001-10783

03/23/2001-10783
02:24 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
CJB HSI 15.00