

VALUE: \_\_\_\_\_

**SEND TAX NOTICE TO:**

Rodney E. Davis

P. O. Box 471

Chelsea, Alabama 35043

✓ This instrument was prepared by:  
**WALLACE, ELLIS, FOWLER & HEAD**  
P. O. Box 587  
Columbiana, AL 35051

**WARRANTY DEED**

**STATE OF ALABAMA**  
**SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Two Hundred Fifty-three Thousand Five Hundred and no/100 Dollars (\$253,500.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Laurence D. Weygand** and wife, **Jane C. Weygand** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Rodney E. Davis** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Part of the SW ¼ of Section 16, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at an existing iron rebar being the locally accepted Northeast corner of Lot 7, First Sector Chelsea Acres South, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 15, Page 64, run in a Southerly direction along the East line of said Lot 7, for a distance of 200.0 feet to an existing iron rebar; thence turn an angle to the right of 30 degrees 29 minutes 46 seconds and run in a Southwesterly direction along the Southeast line of said Lot 7 for a distance of 140.0 feet to an existing iron rebar; thence turn an angle to the right of 85 degrees 53 minutes 53 seconds and run in a Northwesterly direction along the Southwest line of said Lot 7, for a distance of 290.0 feet to an existing iron rebar being the most Easterly corner of Lot 6 of said subdivision; thence turn an angle to the left of 72 degrees 51 minutes 21 seconds and run in a Southwesterly direction along the Southeast line of said Lot 6 for a distance of 230.19 feet to an existing iron rebar being the most Southerly corner of said Lot 6 and being on the East right of way line of Baron Lane, said right of way line being on a curve and said curve being concave in a Westerly direction and having a central angle of 27 degrees 24 minutes and a radius of 330.0 feet; thence turn an angle to the left (62 degrees 41 minutes 09 seconds to the chord) and run in a Southeasterly and Southerly direction along the arc of said curve and along the East right of way line of said Baron Lane for a distance of 157.81 feet to an existing iron rebar being at the point of ending of said Baron Lane right of way; thence turn an angle to the right (90 degrees from the tangent) and run in a Westerly direction for a distance of 289.79 feet to an existing iron rebar being the Southwest corner of Lot 8 of said First Sector Chelsea Acres South subdivision; thence turn an angle to the left of 99 degrees 50 minutes 53 seconds and run in a Southeasterly direction for a distance of 51.55 feet to an existing iron rebar; thence turn an angle to the right of 12 degrees 19 minutes 45 seconds and run in a Southerly direction for a distance of 581.95 feet to an existing iron rebar; thence turn an angle to the right of 13 degrees 00 minutes 11 seconds and run in a Southwesterly direction for a distance of 250.56 feet to an existing iron rebar and being the locally accepted Southwest corner of the NW ¼ of SW ¼ of said Section 16; thence turn an angle to the left of 102 degrees 56 minutes 54 seconds and run in an Easterly direction for a distance of 660.61 feet to an existing metal disk; thence turn an angle to the right of 90 degrees 04 minutes 48 seconds and run in a Southerly direction for a distance of 170.0 feet to an existing iron rebar; thence turn an angle to the left of 129 degrees 00 minutes 58 seconds and run in a Northeasterly direction for a distance of 63.07 feet to an existing iron rebar; thence turn an angle to the right of 44 degrees 00 minutes 15 seconds and run in an Easterly direction for a distance of 402.77 feet to an existing iron rebar; thence turn an angle to the left of 89 degrees 35 minutes 20 seconds and run in a Northerly direction for a distance of 248.45 feet to an existing iron rebar; thence turn an angle to the right of 90 degrees and run in an

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Easterly direction for a distance of 40.0 feet to an existing iron rebar being the point of beginning of a curve, said curve being concave in a Southwesterly direction and having a central angle of 41 degrees 33 minutes 28 seconds and a radius of 192.0 feet; thence turn an angle to the right and run in an Easterly and Southeasterly direction along the arc of said curve for a distance of 139.36 feet to an existing iron rebar; thence turn an angle to the left (90 degrees to tangent) and run in a Northeasterly direction for a distance of 420.0 feet to an existing iron rebar; thence turn an angle to the left of 75 degrees 27 minutes 27 seconds and run in a Northwesterly direction for a distance of 50.0 feet to an existing iron rebar; thence turn an angle to the left of 17 degrees 16 minutes 48 seconds and run in a Northwesterly direction for a distance of 148.63 feet to an existing iron rebar; thence turn an angle to the right of 66 degrees 56 minutes 38 seconds and run in a Northeasterly direction for a distance of 170 feet to an existing iron rebar; thence turn an angle to the right of 24 degrees 11 minutes 58 seconds and run in a Northeasterly direction for a distance of 158.13 feet to an existing iron rebar; thence turn an angle to the right of 0 degrees 17 minutes 43 seconds and run in a Northeasterly direction for a distance of 100.0 feet to an existing iron rebar; thence turn an angle to the left of 91 degrees 57 minutes 41 seconds and run in a Northwesterly direction for a distance of 370.0 feet to an existing iron rebar being on a curve, said curve being concave in a Westerly direction and having a central angle of 11 degrees 28 minutes 42 seconds and a radius of 250.0 feet; thence turn an angle to the right (54 degrees 52 minutes 27 seconds to the chord of said curve) and run in a Northerly direction along the arc of said curve for a distance of 50.08 feet to a point of reverse curve, said newest curve being concave in a Southeasterly direction and having a central angle of 90 degrees and a radius of 25.0 feet; thence turn an angle to the right and run in a Northerly, Northeasterly and Easterly direction along the arc of said curve for a distance of 39.27 feet; thence turn an angle to the left (90 degrees from tangent) and run in a Northerly direction for a distance of 60.0 feet to an existing iron rebar; thence turn an angle to the left of 90 degrees and run in a Westerly direction for a distance of 14.03 feet to an existing iron rebar; thence turn an angle to the right of 90 degrees and run in a Northerly direction for a distance of 217.79 feet to an existing iron rebar being on the North line of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of said Section 16; thence turn an angle to the left of 92 degrees 00 minutes 56 seconds and run in a Westerly direction along the North line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section for a distance of 136.45 feet to an existing concrete monument; thence turn an angle to the left of 3 degrees 43 minutes 04 seconds and run in a Westerly direction along the North line of the NW  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of said Section 16 for a distance of 553.04 feet, more or less, to the point of beginning.

According to survey of Laurence D. Weygand, RLS #10373, dated April, 2001.

**SUBJECT TO:**

1. Title to an undivided one-half interest in minerals together with mining rights and privileges belong thereto as reserved in deed recorded in Real Record 079, Page 96, in Probate Office. (affects the E  $\frac{1}{2}$  of SW  $\frac{1}{4}$  of SW  $\frac{1}{4}$ , Section 16, Township 20 South, Range 1 West).
2. Transmission line permit to Alabama Power Company as recorded in Deed Book 127, Page 326, in Probate Office.
3. Easement to Alabama Power Company as recorded in Real Record 299, Page 370, in Probate Office.
4. 10-foot utility easements along that portion of the Northwest side of caption lands adjoining Lots 6, 7, and 8, First Sector, Chelsea Acres South, as shown on survey of Laurence D. Weygand, RLS #10373, dated April, 2001.
5. Easement area for existing septic tank field lines serving Lot 8, First Sector, Chelsea Acres South, as shown on survey of Laurence D. Weygand, RLS #10373, Dated April, 2001.
6. Restrictive covenants as set forth in unrecorded Agreement by and between Blue Creek Land Company, Inc., and Laurence D. Weygand and wife, Jane C. Weygand, dated February 24, 1989.
7. 100-foot Alabama Power Company right of way over the South side of caption lands as shown on survey of Laurence D. Weygand, RLS #10373, dated April, 2001.


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

And we do for ourselves and for our heirs, executors and administrators covenant with the said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that

they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, we have hereunto set our hands and seals, this 10th day of April, 2001.

 (SEAL)  
Laurence D. Weygand

 (SEAL)  
Jane C. Weygand

**STATE OF ALABAMA  
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Laurence D. Weygand** and wife, **Jane C. Weygand**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of April, 2001.

  
Notary Public

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