

Send Tax Notice To:  
Brian M. Baker  
4110 County Road 36  
Chelsea, Alabama 35043

This instrument was prepared by:  
James W. Fuhrmeister  
Allison, May, Alvis, Fuhrmeister  
& Kimbrough, L.L.C.  
P. O. Box 380275  
Birmingham, AL 35238

**Warranty Deed**

Inst # 2001-09651

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY )

THAT IN CONSIDERATION OF Thirty Thousand Dollars and NO/100 (\$30,000.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, Heirs of James Bearden, namely: Karen R. Warren, widow, Patricia S. Robertson, married, Barbara J. Durbin, married and Joe A. Bearden, married (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto Brian M. Baker, unmarried, (herein referred to as Grantees, whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

See attached Exhibit A.

Subject to:

1. General and special taxes or assessments for 2001 and subsequent years not yet due and payable.
2. Coal, oil, gas and other mineral interests in, to or under the land herein described are not insured.

NOTE: THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTORS OR THEIR SPOUSES.

TO HAVE AND TO HOLD unto the said Grantee his heirs and assigns, forever in fee simple forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantees, their 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 I will and my 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.

Inst # 2001-15224  
04/19/2001-15224  
01:24 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
004 MEL 21.00

03/19/2001-09651  
08:42 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MEL 22.00

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 3<sup>rd</sup> day of March, 2001.

Karen R. Warren

Karen R. Warren, Heir of James Bearden

Patricia S. Robertson

Patricia S. Robertson, Heir of James Bearden

Barbara J. Durbin

Barbara J. Durbin, Heir of James Bearden

Joe A. Bearden

Joe A. Bearden, Heir of James Bearden

STATE OF Kansas  
COUNTY Elk

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, ~~Karen R. Warren~~, a widow, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 3<sup>rd</sup> day of March, 2001.

Lisa J. Townsley  
Notary Public

My Commission Expires: 6-13-04

STATE OF Kansas  
COUNTY Elk



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Patricia S. Robertson, married, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 3<sup>rd</sup> day of March, 2001.

Lisa J. Townsley  
Notary Public

My Commission Expires: 6-13-04



STATE OF Kansas  
COUNTY Elk

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Barbara J. Dublin, married, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 3<sup>rd</sup> day of March, 2001.

Lisa J. Townsley  
Notary Public

My Commission Expires: 6-13-04

STATE OF Kansas  
COUNTY Elk



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Joe A. Bearden, married, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 3<sup>rd</sup> day of March, 2001.

Lisa J. Townsley  
Notary Public

My Commission Expires: 6-13-04



Inst # 2001-09651

03/19/2001-09651  
08:42 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MEL 22.00

## EXHIBIT A

**First American Title Insurance Company**  
**COMMITMENT**  
**SCHEDULE C**

Agent File No.: 133306

The land referred to in this Commitment is described as follows:

A strip of land in the SE 1/4 of NE 1/4 of Section 12, Township 20, Range 2 West, more particularly described as follows: Commence at the NE corner of said 1/4 1/4 Section and run South 22 deg. 30 min. West a distance of 370 feet to a point which is the Southernmost corner of the Henry W. Chambers property; thence continue in the same direction to the center of the West boundary of the Ethel Morris land; thence turn an angle of 90 deg. right and run Northwesterly 200 feet for the point of beginning; thence South 22 deg. 30 min. West to the intersection of said line with the South boundary of said 1/4 1/4 Section; thence Easterly along the South boundary of said 1/4 1/4 Section to the Southwest corner of said Ethel Morris property; thence Northerly along the West boundary of said Morris property to the Southernmost point of said Chambers lot; thence run Northwesterly along said Chambers lot to its intersection with the South boundary of the June Bearden land; thence Westerly along said South boundary of said June Bearden lot to a point measured 200 feet perpendicular from the West boundary of said Ethel Morris property; thence South 22 deg. 30 min. West to point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT the following described parcel:

Commence at the NE corner of the SE 1/4 of NE 1/4 of Section 12, Township 20 South, Range 2 West, and run South 22 deg. 30 min. West a distance of 370 feet to a point which the Southernmost corner of the Henry W. Chambers property; thence continue in the same direction to the center of the West boundary of the Ethel Morris land; thence turn an angle of 90 deg. right and run Northwesterly 200 feet; thence South 22 deg. 30 min. West to the intersection of said line with the South boundary of said 1/4 1/4 Section, which is the point of beginning of the parcel herein described; thence turn an angle of 180 deg. to the left and run North 22 deg. 30 min. East a distance of 100 feet; thence run East parallel with the South line of said 1/4 1/4 Section a distance of 100 feet; thence run Southwesterly a distance of 100 feet, more or less, to a point on the South line of said 1/4 1/4 Section which is 100 feet East of the point of beginning; thence run West, along the South line of said 1/4 1/4 Section, a distance of 100 feet to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT the following described parcel:

Commence at the Southwest corner of the SE 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 2 West, Shelby County, Alabama and run thence Easterly along the South line of said 1/4 1/4 Section a distance of 434.32 feet to the point of beginning of the property being described; thence continue along last described course a distance of 20.0 feet to a point; thence turn 69 deg. 52 min. 28 sec. left and run Northerly a distance of 99.65 feet to a point; thence turn 69 deg. 52 min. 28 sec. right and run Easterly a distance of 200.00 feet to a point; thence turn 69 deg. 52 min. 28 sec. left and run Northerly a distance of 210.00 feet to a point; thence turn 110 deg. 07 min. 32 sec. left and run Westerly a distance of 220.00 feet to a point; thence turn 69 deg. 52 min. 28 sec. left and run Southerly a distance of 309.65 feet to the point of beginning; being situated in Shelby County, Alabama.

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