

Inst # 2001-18728

# WARRANTY DEED

State of Alabama )  
Jefferson County )

*To All To Whom These Presents Shall Come, Greetings :*

**BE IT KNOWN THAT** in consideration of Fifty Five Thousand and 00/100 Dollars (\$55,000.00) to the undersigned Grantor in hand paid by the Grantees herein, the receipt and sufficiency whereof is hereby acknowledged, Robert M. Staples, Jr., a married man (herein referred to as "Grantor"), has bargained, sold, and granted and by theses presents do *grant, bargain, sell and convey* unto A.W. Clark and Janice O. Clark, husband and wife, (herein referred to as "Grantees"), for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A

No part of the subject property is the homestead of the Grantor or his spouse.

**TO HAVE AND TO HOLD** to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

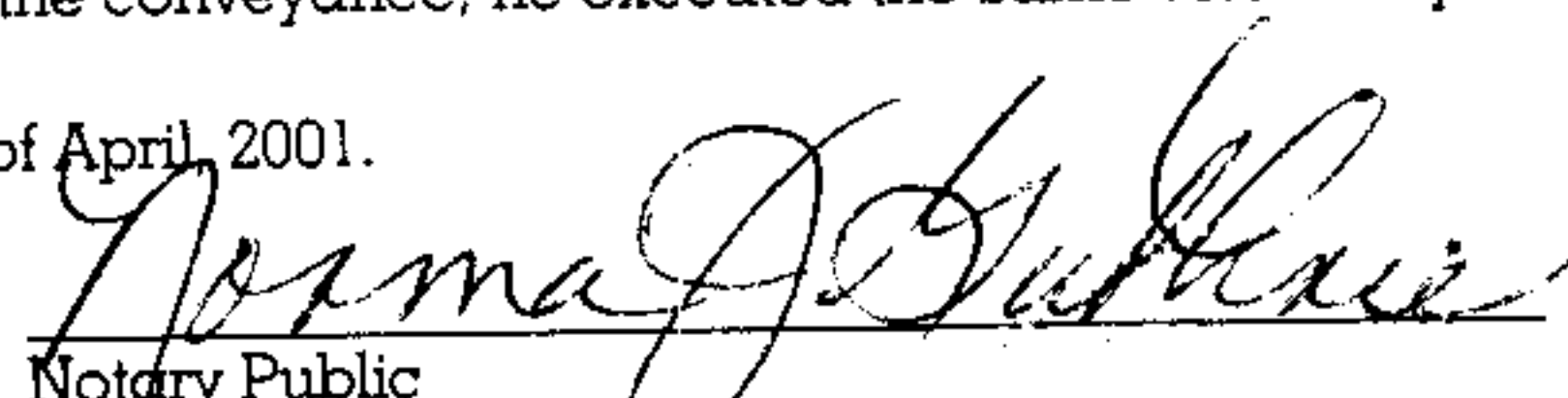
**IN WITNESS WHEREOF**, I have hereunto set my hand and seal, this 10th day of April, 2001.

 (Seal)  
Robert M. Staples, Jr.

State of Alabama )  
Jefferson County )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert M. Staples, Jr., 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 10th day of April, 2001.

  
Notary Public  
My commission expires: 10-31-03

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SHELBY COUNTY JUDGE OF PROBATE  
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EXHIBIT A

A parcel of land situated in Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the northwest corner of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, and run thence South 00 degrees 14 minutes 30 seconds East a distance of 939.80 feet to a found rebar corner and the point of beginning of the property being described; thence continue South 00 degrees 14 minutes 30 seconds East a distance of 173.83 feet to a half inch rebar corner; thence run South 85 degrees 58 minutes 38 seconds East a distance of 231.89 feet to a half inch rebar corner; thence run North 87 degrees 32 minutes 49 seconds East a distance of 34.04 feet to a steel corner on an existing fence line; thence run North 23 degrees 38 minutes 32 seconds East along said fence line a distance of 222.54 feet to a steel pin corner; thence run South 87 degrees 32 minutes 49 seconds West a distance of 355.62 feet to the point of beginning. As shown by survey by Conn, Allen & Conn, dated August 24, 1999, Reg. No. 12044.

Also an easement situated in Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:, being more particularly described as follows:

Commence at the northwest corner of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, and run thence South 00 degrees 14 minutes 30 seconds East a distance of 939.80 feet to a point; thence continue South 00 degrees 14 minutes 30 seconds East a distance of 173.83 feet to a point; thence run South 85 degrees 58 minutes 38 seconds East a distance of 231.89 feet to a point; thence run North 87 degrees 32 minutes 49 seconds East a distance of 25.23 feet to the point of beginning, on the centerline, of a ten foot wide easement; thence run South 21 degrees 52 minutes 35 seconds West a distance of 50.64 feet to a point; thence run South 27 degrees 27 minutes 48 seconds West a distance of 43.87 feet to the end of easement, said easement being five feet on either side of just described centerline. As shown by survey by Conn, Allen & Conn, dated August 24, 1999, Reg. No. 12044.

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