

SEND TAX NOTICE TO:

Name ☒ Gary Allen Ledbetter and  
☒ Julia Jane Ledbetter  
Address 10076 Highway 41 South  
Leeds, Alabama 35094

THIS INSTRUMENT WAS PREPARED BY  
WALLACE, ELLIS, FOWLER & HEAD  
P. O. BOX 587  
COLUMBIANA, ALABAMA 35051

Inst # 2001-21430

05/29/2001-21430  
09:25 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
GG2 DLH 14.50

**WARRANTY DEED**

**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we, **Gary Allen Ledbetter and wife, Julia Jane Ledbetter** (herein referred to as grantor or grantors) do grant, bargain, sell and convey unto **Gary Allen Ledbetter and wife, Julia Jane Ledbetter** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the northeast corner of the northwest quarter of the northwest quarter of Section 8, Township 18 South, Range 1 East, Shelby County, Alabama and run thence southerly along the east line of the northwest quarter of the northwest quarter a distance of 1,183.57 feet to a steel pin set on the southerly right of way line of Shelby County Highway #41 and the point of beginning of the property being described, thence continue along last described course along the east line of the N.W.  $\frac{1}{4}$  - N.W.  $\frac{1}{4}$ , the S.W.  $\frac{1}{4}$  - N.W.  $\frac{1}{4}$  and N.W.  $\frac{1}{4}$  - S.W.  $\frac{1}{4}$  a distance of 2,282.98 feet to a point in the centerline of Shoal Creek, thence turn a deflection angle of 63 degrees- 01' -44" to the right and run southwesterly along centerline of said creek a distance of 18.40 feet to a point, thence turn a deflection angle of 9 degrees- 19' - 20" to the left and continue southwesterly along centerline of said creek a distance of 165.42 feet to a point, thence turn a deflection angle of 128 degrees-07'-10" to the right and run northerly a distance of 898.07 feet to a point, thence turn a deflection angle of 10 degrees- 54'-20" to the left and run north-northwesterly a distance of 1,345.26 feet to a point on the same said southerly right of way line of Shelby County #41, thence turn a deflection angle of 72 degrees-59'-40" to the right and run northwesterly along said right of way a distance of 371.20 feet to the point of beginning.

According to the survey of Joseph E. Conn, Jr. dated March 24, 1988, R.L.S. #9049.

**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 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 we 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, we have hereunto set our hand(s) and seal(s), this 25th day of May, 2001.

 (SEAL)  
Gary Allen Ledbetter

 (SEAL)  
Julia Jane Ledbetter

**STATE OF ALABAMA  
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Gary Allen Ledbetter a married man**, 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 25th day of May, 2001.

*Courtna M. Fowler* (SEAL)  
Notary Public

**STATE OF ALABAMA  
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Julia Jane Ledbetter a married woman**, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of May, 2001.

*Courtna M. Fowler* (SEAL)  
Notary Public

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