

This instrument was prepared by:
William R. Justice
P.O. Box 1144, Columbiana, Alabama 35051

Grantee's address:
555 Brothers Avenue
Wilsonville, AL 35186

Inst # 2001-26801

06/28/2001-26801
03:38 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MB

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighteen Thousand and no/100 DOLLARS (\$18,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Brenda Maxwell and Mark Maxwell, husband and wife (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Kevin Keith and Andrew Moore (herein referred to as GRANTEE, whether one or more) the following described real estate situated in SHELBY County, Alabama to-wit:

A parcel of land in the West Half of the Southwest Quarter of Section 1, Township 21 South, Range 1 East, said parcel of land being more particularly described as follows: Commencing at the Southeast corner of the Northwest Quarter of the Southwest Quarter of said Section 1; thence North 00 degrees 30 minutes 51 seconds East along the East line of said sixteenth section, a distance of 43.68 feet to the point of beginning; thence North 00 degrees 30 minutes 51 seconds East along the East line of said sixteenth section, a distance of 246.32 feet to a point; thence North 89 degrees 40 minutes 54 seconds West a distance of 259.34 feet to a point; thence North 00 degrees 26 minutes 47 seconds West a distance of 227.00 feet to a point; thence North 89 degrees 35 minutes 13 seconds West a distance of 181.50 feet to a point; thence South 00 degrees 26 minutes 47 seconds West a distance of 160.51 feet to a point on the North right of way of State Highway No. 25; thence along a curve to the left, in said right of way, having a radius of 3786.72 feet and a chord bearing of North 73 degrees 38 minutes 28 seconds East, an arc length of 274.71 feet to a point; thence North 71 degrees 33 minutes 46 seconds West along said right of way a distance of 57.22 feet to a point; thence North 70 degrees 51 minutes 19 seconds East a distance of 131.07 feet to the point of beginning. According to survey of Sidney Wheeler, RLS #16165, dated May 21, 2001.

Subject to:

1. Easement to the Town of Wilsonville as recorded in Deed Book 203, Page 342, in the Probate Court of Shelby County, Alabama.
2. Rights of other parties in and to the use of the 50-foot easement as shown on survey of Sidney Wheeler, RLS #16165, dated May 21, 2001.
3. Transmission line permit to Alabama Power Company as recorded in Deed Book 230, Page 120, in the Probate Office of Shelby County, Alabama.

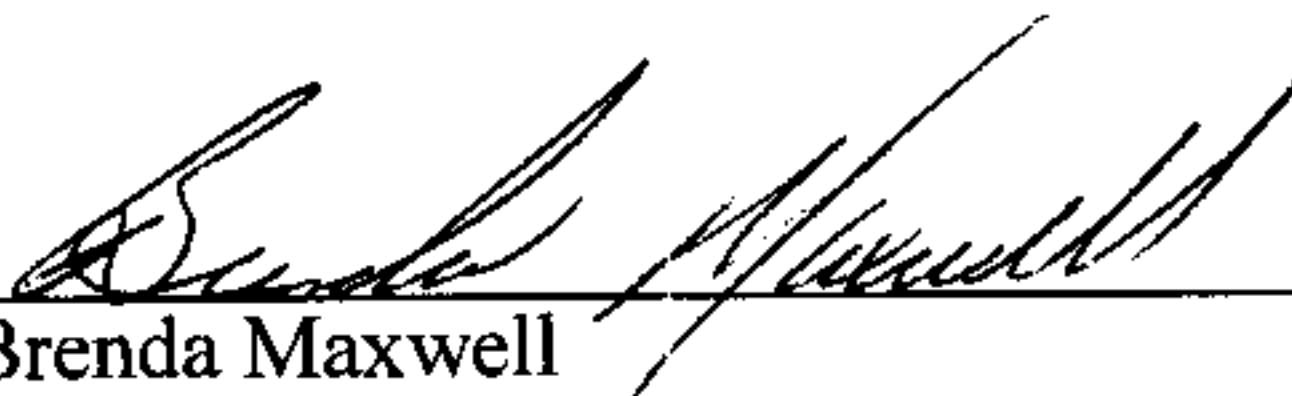
\$14,000.00 of the consideration stated above was paid by a purchase money mortgage executed simultaneously herewith.

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

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

WBS/ Davis Page

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this
25th day of June, 2001.


Brenda Maxwell


Mark Maxwell

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brenda Maxwell and Mark Maxwell, husband and wife, 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 25th day of June, 2001.




Notary Public

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