

This form provided by

SEND TAX NOTICE TO:

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

(Name) Fred Ledford

(Address)

This instrument was prepared by: MIKE T. ATCHISON
P. O. Box 822
Columbiana, AL 35051

Form 1-1-27 Rev. 4/99

WARRANTY DEED - Stewart Title Insurance Corporation of Houston, Texas

STATE OF ALABAMA } KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY }

That in consideration of Five Hundred and no/100-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we ,

Clyde M. Ledford and wife, Martha Ledford

(herein referred to as grantor, whether one or more), bargain, sell and convey unto

Fred Ledford and wife, Brenda Ledford

(herein referred to as grantee, whether one or more), the following described real estate, situated in
SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN
BY REFERENCE.

Subject to taxes for 2001 and subsequent years, easements, restrictions, rights
of way, and permits of record.

Inst # 2001-37876

09/04/2001-37876
10:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MSB 14.50

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES,
their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 31st
day of August, 2001.

(Seal) Clyde M. Ledford
(Martha Ledford)
(Martha Ledford)

STATE OF ALABAMA }
SHELBY COUNTY }
General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Clyde Ledford and
Martha Ledford, 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 31st day of August A.D., 2001

Rebecca B. Sumner
Notary Public

4-2004

EXHIBIT "A"  
LEGAL DESCRIPTION

Beginning at a found old axle corner that represents the true and accepted Southeast corner of the Northwest Quarter of the Southeast Quarter of Section 20, Township 20 South, Range 2 West, Shelby County, Alabama, and run thence North 03 degrees 14 minutes 00 seconds West along the East line of said Quarter-Quarter Section a distance of 691.50 feet to a set capped rebar corner; thence run North 90 degrees 00 minutes 00 seconds West a distance of 556.68 feet to a set capped rebar corner; thence run South 09 degrees 30 minutes 06 seconds West a distance of 700.00 feet to a set capped rebar corner on the South line of said Quarter-Quarter Section; thence run South 90 degrees 00 minutes 00 seconds East along said Quarter-Quarter Section line a distance of 711.24 feet to the point of beginning. Containing 10.00 acres, more or less.

Together with a sixty-foot wide easement for ingress, egress, and the installation of all required utility lines, poles, wires, or pipes, the centerline of which is described as follows:

Beginning at a found old axle corner that represents the true and accepted southeast corner of the Northwest corner of the Southeast Quarter of Section 20, Township 20 South, Range 2 West, Shelby County, Alabama and run thence North 03 degrees 14 minutes 00 seconds West along the East line of said Quarter-Quarter Section a distance of 691.50 feet to a set capped rebar corner; thence run North 90 degrees 00 minutes 00 seconds West a distance of 526.68 feet to the point of beginning, on the centerline, of the easement being described; thence run North 11 degrees 39 minutes 29 seconds East a distance of 348.81 feet to a point; thence run North 00 degrees 18 minutes 00 seconds West a distance of 298.37 feet to the intersection of subject centerline of subject easement with the South right of way line of Weatherly Way, a public road and the North line of same said Northwest Quarter of the Southeast Quarter of Section 20, Township 20 South, Range 2 West, Shelby County, Alabama, and the end of subject easement. Said easement being thirty feet perpendicular to and on both sides of just described centerline.

According to survey of Joseph E. Conn, Jr., RLS #9049, dated August 20, 2001.

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