

SEND TAX NOTICE TO:

J. David Box, M.D.
c/o Russell A. Fowler, Attorney
29 North Braddock Street

Winchester, Virginia 22601

This instrument was prepared by:
WALLACE, ELLIS, FOWLER & HEAD
P. O. Box 587
Columbiana, AL 35051

Inst. # 2001-38061

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

09/04/2001-38061
02:55 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 15.00

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 Dollar (\$1.00) and other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **J. David Box**, a single man, and **Brenda B. Box**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **J. David Box Trust U/A 2/21/01, J. David Box, Trustee and William L. Box, Successor Trustee** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel One:

An undivided 1/12 interest in and to the following described property:

Commence at the Northeast corner of the Southwest Quarter of the Northwest Quarter of Section 31, Township 19 South, Range 2 West; run thence North 87 degrees 44 minutes 23 seconds West along said North Quarter Quarter line for 313.96 feet; run thence South 06 degrees 46 minutes 53 seconds East for 174.94 feet; run thence South 59 degrees 20 minutes 37 seconds West for 225.05 feet; run thence South 35 degrees 38 minutes 23 seconds East for 614.11 feet to the Point of Beginning and the south line of a 60 foot easement; continue thence South 35 degrees 38 minutes 23 seconds East for 581.30 feet; run thence South 01 degrees 09 minutes 25 seconds East for 172.33 feet to the North right of way of Allen Road; run thence North 54 degrees 43 minutes 31 seconds West along said right of way for 40.22 feet; run thence in a Southwesterly direction along said right of way and a curve to the left having a radius of 116.31 feet and a delta angle of 62 degrees 07 minutes 24 seconds for an arc length of 126.11 feet; run thence South 63 degrees 09 minutes 05 seconds West along said right of way for 70.34 feet to the East right of way of U. S. Highway No. 31; run thence North 35 degrees 36 minutes 04 seconds West along said East right of way for 178.32 feet; run thence North 25 degrees 40 minutes 58 seconds West along said East right of way for 133.53 feet; run thence North 35 degrees 36 minutes 04 seconds West along said East right of way for 309.92 feet to the South line of a 60 foot easement; run thence North 59 degrees 25 minutes 38 seconds East along said 60 foot easement for 249.94 feet to the Point of Beginning.

Said land being in the Northwest Quarter of Section 31, Township 19 South, Range 2 West of the Huntsville Principal Meridian, Shelby County, Alabama and containing 3.85 acres.

Parcel Two:

An undivided 1/4 interest in and to the following described property:

Right of egress and ingress over and across a 60 ft. easement of uniform width lying adjacent to and immediately north of the northernmost boundary of Parcel One described hereinabove.

Parcel Three:

An undivided 1/4 interest in and to the following described property:

All property or interest in property which I (we) own or in which I (we) may own an interest, lying North of Allen Road and South of Parcel One described hereinabove, and all property which I (we) own or in which I (we) may have an interest which lies within the boundaries of old U. S. Highway 31.

Parcel Four:

An undivided 1/4 interest in and to the following described property:

Grantor herein does hereby remise, release, quitclaim, grant, sell and convey to Grantee herein any property contained with the right of way of old U. S. Highway 31 which lies immediately West and adjacent to the property described above, containing .09 acres.

It is my (our) intention to describe and convey all property and any and all interest therein which I (we) own in Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, whether correctly described herein or not.

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, I (we) have hereunto set my hand(s) and seal(s), this 31st day of July, 2001.



J. David Box (SEAL)



Brenda B. Box (SEAL)

STATE OF VIRGINIA

City **COUNTY OF Winchester**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **J. David Box**, a single 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 31st day of July, 2001.



Notary Public

STATE OF VIRGINIA

City **COUNTY OF Winchester**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Brenda B. Box**, a single 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 20th day of ^{August} July, 2001.



Notary Public #001-38061

09/04/2001-38061
02:55 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
15.00