

*This Instrument was prepared by:*  
**Edwin M. Van Dall Jr., Attorney**  
**1822 Cogswell Avenue**

**SEND TAX NOTICE TO:**  
**Gene & Renee Webster**  
**324 Bates Road**  
**Vincent, AL. 35178**

**STATE OF ALABAMA )**

**WARRANTY DEED**

**SHELBY COUNTY )**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of One Dollar (\$1.00), our love and affection for the Grantee herein, and other valuable consideration to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, We, **Tommy & Carol Webster** (Herein referred to as grantors) do grant, bargain, sell and convey unto **Gene Webster & Renee Webster** (Herein referred to as grantees), together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County Alabama, to wit:

Commencing at the Northwest Corner of the Northwest 1/4 of the Southeast 1/4 of Section 13, Township 19 South, Range 2 East; thence S 00 Degrees 51'00" E a distance of 348.94 feet to a point; thence S 00 Degrees 36'00" E a distance of 903.64 feet to a 5/8" capped rebar set, said point also being the **point of beginning** of herein described parcel of land; thence N 78 Degrees 26'42" E a distance of 400.00 feet to a 5/8" capped rebar set; thence S 02 Degrees 13' 13" E a distance of 182.12 feet to a 5/8" capped rebar set; thence N 89 Degrees 44'00" W a distance of 400.00 feet to a 5/8" rebar set; thence N 00 Degrees 36'00" E a distance of 100.00 feet to the point of beginning, having an area of 55,940.42 square feet, 1.28 acres more or less.

The above description was furnished by survey dated August 13<sup>th</sup>, 2001 of Billy L. Martin, Alabama Registered No. 10559.

Preparer of this document makes no warranty as to correctness of description or ownership of the premises. No title examination has been performed and there are no representations made as to the merchantability of the title, ownership of mineral and mining rights, adverse possession, easements, or any other matters affecting title to the premises, or the accuracy and completeness of any purported legal descriptions hereinabove. Grantees further, by execution of this instrument, acknowledge that they have furnished to preparer the descriptions herein, and agree that they, and their successors, heirs and assigns, hold preparer harmless for any warranties, representations, assertions, and

2001-38065

09/04/2001-38065  
03:05 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
14.50  
MSB

which may arise from these descriptions, and further, Grantor's their, Heirs, Successors and assigns, acknowledge that they do not rely, in whole or any part, on the actions taken by preparer in the preparation or creation of this particular instrument.

**To Have and To Hold** to the said grantees for and during their joint lives 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 (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 hereunder set my (our) hand(s) and seal(s) this 4th day of September, 2001.

Signed, sealed and delivered in our presence:

Tommy Webster  
Tommy Webster

Carol Webster  
Carol Webster

STATE OF ALABAMA )  
SHELBY COUNTY )

ACKNOWLEDGMENT

Before me, a Notary Public in and for said County and State personally appeared **Tommy Webster and Carol Webster**, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 4th day of September 2001.

Chanty R Hogg  
Notary Public  
My Commission Expires: 4-11-2004

Inst # 2001-38065

09/04/2001-38065  
03:05 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MSB 14.50