

WARRANTY DEED

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Susan L. Rice
560 Highway 315
Columbiana, Alabama 35051

THE STATE OF ALABAMA
COUNTY OF SHELBY

Inst # 2001-44196

Know All Men by These Presents: That in consideration of **Fifty three thousand and no/100 (\$53,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Teressa Loftin Eades, a married woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Susan L. Rice**, (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".

This property does not constitute the homestead of the grantor or her spouse.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

\$53,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 20 day of ~~February~~, 2001.

Witness

Teressa Loftin Eades (Seal)
Teressa Loftin Eades

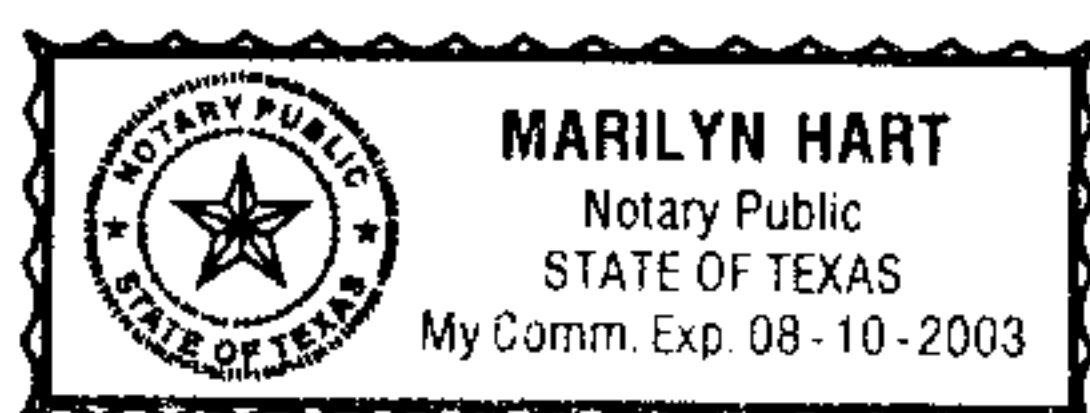
Witness

_____(Seal)

STATE OF Texas
COUNTY OF Dallas

I, Marilyn Hart, a Notary Public in and for said County, in said State, hereby certify that **Teressa Loftin Eades, a married woman** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 20th day of March, 2001.



Marilyn Hart
Notary Public
My Commission Expires:

10/11/2001-44196
01:42 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 15.00

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located in the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Section 4, Township 22 South, Range 1 West, Shelby County, Alabama, bounded on the West by the West boundary of said Southwest $\frac{1}{4}$ of Northwest $\frac{1}{4}$; on the South by the South boundary of said Southwest $\frac{1}{4}$ of Northwest $\frac{1}{4}$ and Kimberly - Clark Corporation property; on the East by a road with a 30 foot easement, Kimberly - Clark Corporation property and a road known as the Butter and Eggs Road; the East boundary being described by tangents of said road, where bounded by such, more specifically described as: Beginning at the Southwest corner of said Southwest $\frac{1}{4}$ of Northwest $\frac{1}{4}$, Section 4, Township 22 South, Range 1 West, run East along the South boundary of said Southwest $\frac{1}{4}$ of Northwest $\frac{1}{4}$ a distance of 869.2 feet; thence turn an angle of 90 degrees 00 minutes to the left; thence run North 105.0 feet; thence turn an angle of 90 degrees 00 minutes to the right; thence run East 140.6 feet to a point on the tangent of said 30 foot road; thence turn an angle of 29 degrees 47 minutes to the left; thence run 84.6 feet Northeast along tangent of said 30 foot road; thence turn an angle of 11 degrees 45 minutes to the left; thence run 199.2 feet along tangent of said 30 foot road; thence turn an angle of 86 degrees 38 minutes to the left; thence run 309.9 feet along tangent of said 30 foot road to a point on the tangent of said Butter and Eggs Road; thence turn an angle of 12 degrees 37 minutes to the left; thence run North 7.1 feet along tangent of said Butter and Eggs Road; thence turn an angle of 90 degrees 43 minutes to the left; thence run West 684.6 feet; thence turn an angle of 69 degrees 50 minutes to the left; thence run Southwest 329.1 feet; thence turn an angle of 69 degrees 50 minutes to the right; thence run West a distance of 503.5 feet to a point on the West boundary of said Southwest $\frac{1}{4}$ of Northwest $\frac{1}{4}$; thence turn an angle of 88 degrees 19 minutes to the left; thence run South 245.8 feet along the West boundary of said Southwest $\frac{1}{4}$ of Northwest $\frac{1}{4}$, to the point of beginning. Situated in Shelby County, Alabama.

LESS AND EXCEPT:

Commence at the Southwest corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 4, Township 22 South, Range 1 West; thence run North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ for 245.8 feet; thence 88 degrees 19 minutes right run 503.5 feet; thence 69 degrees 50 minutes left run 329.1 feet; thence 69 degrees 50 minutes right run 384.6 feet to the point of beginning; thence continue last described course for 300.0 feet to the center line of Butter and Eggs Road; thence 90 degrees 43 minutes right run 7.1 feet along said road; thence 12 degrees 37 minutes right run 146.86 feet down the center line of a gravel road; thence 76 degrees 40 minutes right run 266.04 feet; thence 90 degrees 00 minutes right run 150.00 feet to the point of beginning. Situated in Shelby County, Alabama.

ALSO:

Grantor reserves a 30 foot easement for ingress and egress, the centerline of which is described as follows: Commence at the Southwest corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 4, Township 22 South, Range 1 West; thence run North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ for 245.8 feet; thence 88 degrees 19 minutes right run 503.5 feet; thence 69 degrees 50 minutes left run 329.1 feet; thence 69 degrees 50 minutes right run 684.6 feet to the centerline of Butter and Eggs Road; thence 90 degrees 43 minutes right run 7.1 feet along said road to the Point of Beginning; thence 12 degrees 37 minutes right and run 146.86 feet along the center of a gravel road and the Point of Ending.

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