

Send Tax Notice To:

Horace C. Bickford

P.O.Box 530384

Birmingham, Alabama 35253

PID# 04-3-08-0-000-002 (Original Parcel)

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
One Hundred Sixty-Six Thousand Four Hundred and 00/100 (\$166,400.00)
to the undersigned Grantor(s) , in hand paid by the Grantee(s) herein, the receipt whereof is
acknowledged, I or we,

Sunny R. Clowdus, an unmarried person

(hereinafter referred to as Grantor, (whether one or more), does/do hereby grant, bargain, sell
and convey unto

Horace C. Bickford

(herein referred to as Grantee, whether one or more), in fee simple, together with every
contingent remainder and right of reversion, the following described real estate, situated in
Shelby County, Alabama, to-wit:

See Exhibit "A" Attached Hereto for Legal Description

Subject to covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 2002 and subsequent years not yet due
and payable.

Mineral and Mining Rights are not a part of this conveyance.

The property conveyed herein shall be subject to the following covenants and
conditions which shall run with the land:

1. Improvements to the property shall be for single family residences only.
2. Metal buildings of any type are prohibited, including but not limited to,
metal roofs.
3. Mobile homes and manufactured homes are prohibited.
4. The landing of aircraft is prohibited.
5. The storage of materials and equipment on the premises is prohibited,
except during construction, and then for not more than 180 days.
6. All fencing must be erected no closer that 20 feet from the roadways.
7. No commercial enterprise shall be undertaken on the property. The
property is for residential use only.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and
appurtenances thereto belonging or in anywise appertaining.

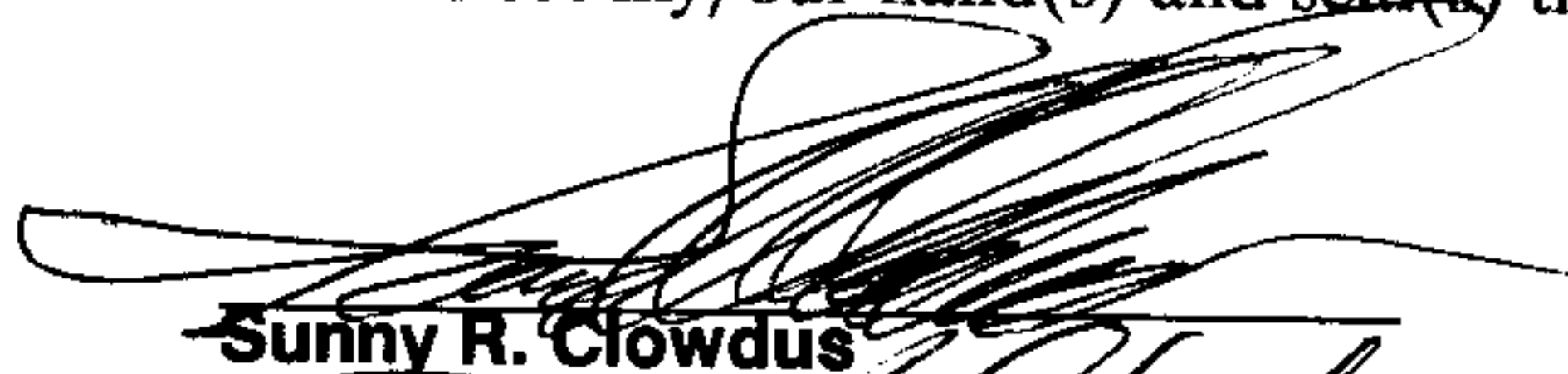
TO HAVE AND TO HOLD, To the said Grantee, his, her or their heirs and assigns
forever.

And said Grantor does for himself/herself, his/her heirs, executors and assigns, covenant with
said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee
simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they
has/have a good right to sell and convey the same as aforesaid, and that he/she/they will, and
his/her/their heirs, executors and assigns shall, warrant and defend the same to the said
Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all
persons.

Inst # 2001-56957

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02:24 PM CERTIFIED
PAGE 1 of 2 SHELBY COUNTY JUDGE OF PROBATE
003 MSB 183.50

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this **1st** day of **December, 2001**.


Sunny R. Clowdus
Sunny R. Clowdus

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Sunny R. Clowdus, an unmarried person** 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 the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this **1st** day of **December, 2001**.

(AFFIX SEAL)


NOTARY PUBLIC
MY COMMISSION EXPIRES: **09/21/02**

OUR FILE NO.: **00137RB**

This instrument prepared by:

W. Russell Beals, Jr., Attorney at Law
BEALS & ASSOCIATES, P.C.
989 Yeager Parkway
Pelham, AL 35124

BINDER NO.:

FILE NO.: 00137RB

LOAN NO.:

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

Begin at the SE Corner of the SE-1/4 of the NE-1/4 of Section 8, Township 18 South, Range 1 East, Shelby County, Alabama; thence run Northerly along the east line thereof for 747.74 feet to the center of an existing drive; thence 134 Degrees 53 Minutes 50 Seconds Left run Southwesterly along said existing drive for 202.17 feet; thence 20 Degrees 19 Minutes 05 Seconds Right run Westerly for 162.10 feet; thence 22 Degrees 14 Minutes 06 Seconds Left run Southwesterly for 91.57 feet; thence 20 Degrees 07 Minutes 31 Seconds Right run Southwesterly for 242.65 feet; thence 10 Degrees 19 Minutes 42 Seconds Left run Southwesterly for 159.05 feet; thence 17 Degrees 31 Minutes 36 Seconds Left run Southwesterly for 141.73 feet; thence 21 Degrees 57 Minutes 18 Seconds Left run Southwesterly for 64.02 feet; thence 31 Degrees 34 Minutes 04 Seconds Left run Southeasterly for 196.23 feet; thence 85 Degrees 30 Minutes 10 Seconds Left run Easterly for 141.58 feet; thence 20 Degrees 20 Minutes 29 Seconds Right run Easterly for 333.07 feet; thence 56 Degrees 28 Minutes 56 Seconds Right run Southerly for 28.44 feet; thence 71 Degrees 24 Minutes 38 Seconds Left run Easterly for 296.69 feet to the East Line of the NE-1/4 of the SE-1/4 of said Section 8; thence 101 Degrees 34 Minutes 45 Seconds Left run Northerly along said East Line thereof for 353.18 feet to the Point of Beginning; being situated in Shelby County, Alabama. Containing 12.22 Acres.

Mineral and Mining Rights Excepted.

PARCEL II:

Commence at the NE Corner of the NE-1/4 of the SE-1/4 of Section 8, Township 18 South Range 1 East, Shelby County, Alabama; thence run Southerly along the East Line thereof for 996.80 feet; thence 89 Degrees 55 Minutes 02 Seconds Right run Westerly for 578.36 feet to the Point of Beginning; thence continue along the last described course for 752.13 feet to the West Line of said 1/4-1/4 Section; thence 90 Degrees 12 Minutes 55 Seconds Right run Northerly for 60.00 feet; thence 89 Degrees 47 Minutes 05 Seconds Right run Easterly for 380.00 feet; thence 75 Degrees 21 Minutes 02 Seconds Left run Northeasterly for 864.42 feet; thence 81 Degrees 35 Minutes 59 Seconds Right run Easterly for 141.58 feet; thence 20 Degrees 20 Minutes 29 Seconds Right run Easterly for 333.07 feet thence 56 Degrees 28 Minutes 56 Seconds Right run Southerly for 88.44 feet; thence 57 Degrees 26 Minutes 42 Seconds Right run Southwesterly for 220.99 feet; thence 19 Degrees 15 Minutes 43 Seconds Left run Southwesterly for 79.85 feet; thence 28 Degrees 53 Minutes 16 Seconds Left run Southerly for 74.77 feet; thence 12 Degrees 44 Minutes 19 Seconds Left run Southerly for 99.07 feet; thence 30 Degrees 56 Minutes 14 Seconds Right run Southwesterly for 218.02 feet to the Point of Beginning. Containing 8.58 Acres.

LESS AND EXCEPT: A 45' Easement be more particularly described as follows:

Commence at the NE Corner of the NE-1/4 of the SE-1/4 of Section 8, Township 18 South, Range 1 East, Shelby County, Alabama; thence run Southerly along the East Line thereof for 996.80 Feet; thence 89 Degrees 55 Minutes 02 Seconds Right run Westerly for 592.90 feet to the Point of Beginning; thence continue along the last described course for 737.59 feet to the West Line of said 1/4-1/4 Section; thence run Northerly along said West Line for 44.10 feet; thence 89 Degrees 33 Minutes 27 Seconds Right run Easterly for 751.80 feet; thence 107 Degrees 38 Minutes 47 Seconds Right run for 48.02 feet to the Point of Beginning.

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