

#1008
TITLE EXAMINED
BUT REQUIREMENTS OF
CAHABA TITLE BINDER #137129
NOT COMPLIED WITH AT REQUEST OF GRANTEE T.F.
DEED Prepared by
Joel C. Watson, Attorney at Law
PO Box 987, Alabaster, Alabama 35007

WARRANTY DEED, TO INDIVIDUAL

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,
That in consideration of TEN DOLLARS AND NO\100 to the undersigned grantor or
grantors in hand paid by the grantees herein, the receipt whereof is acknowledged we/I,

Earl Foster, A Single MAN

(herein referred to as grantors) do grant, bargain, sell and convey unto

Teresa Diane Holcomb Foster

(herein referred to as Grantee) the following described real estate, to wit:

SEE EXHIBIT A FOR LEGAL

Subject to Easements, Restrictions and Rights of Way of Record.
THIS DEED IS GIVEN IN COMPLIANCE WITH RULE NISI ORDER DATED OCTOBER
12, 2001 IN SHELBY COUNTY, ALABAMA CASE # DR-99-032.01
GRANTOR HEREIN GRANTS EASEMENT TO GRANTEE OF HER CHOICE ACROSS
ANY AND ALL LANDS HE OWNS WHICH COMPLIES WITH COUNTY
REQUIREMENTS WHICH SAID EASEMENT IS TO BE REDUCED AND DEFINED IN
WRITING UPON GRANTEE'S REQUEST AND RUN WITH THE GRANTEE'S LAND
HEREIN CONVEYED.

TO HAVE AND TO HOLD, to the said GRANTEE in fee simple, and to the heirs
and assigns of such GRANTEE 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 GRANTEE, and the GRANTEE'S heirs and assigns,
that I am (we are) lawfully seized in fee simple of said premises; that it is are free from all
encumbrances;

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02/15/2002-07963
12:03 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MEL 20.50

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 GRANTEE, and the GRANTEE'S 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 4th day of Feb., 2002.

WITNESS:

Earl Foster
Grantor

Grantor

STATE OF ALABAMA) GENERAL ACKNOWLEDGEMENT
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Earl Foster, A Single MAN whose name is signed to the foregoing conveyance, and who is known to me, acknowledge 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 4th day of Feb A.D. 2002.

James C. Watson
NOTARY PUBLIC

EXHIBIT A

From the Southeast corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 35, Township 20 South, Range 1 West, Shelby County, Alabama, proceed North along the east boundary of said NW $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 200.57 feet to the point of beginning of herein described Tract #3; thence continue North along said course a distance of 1123.52 feet to the Northeast corner of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$; thence turn 90 deg. 35 min. 04 sec. left and proceed west along the North boundary of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ a distance of 524 feet to the Northeast corner of property described by that certain deed on record in the Office of the Judge of Probate of Shelby County, Alabama, in Deed Book 295 page 808; thence turn 90 deg. left and proceed South along the East boundary of said property a distance of 210 feet to the Southeast corner of same; thence turn 90 deg. right and proceed West along the South boundary of said property a distance of 210 feet to the Southwest corner of same; thence turn 90 deg. right and proceed North along the West boundary of same a distance of 210 feet to the northwest corner of said property, said point being on the North boundary of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$; thence turn 90 deg. left and proceed west along the North boundary of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ a distance of 595.33 feet to the Northwest corner of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 35; thence turn 00 deg. 59 min. 19 sec. right and proceed Westerly along the North boundary of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 34, Township 20 South, Range 1 West, a distance of 271.13 feet to a point on the East right of way boundary of the Columbiana Chelsea Paved Highway; thence turn 92 deg. 00 min. 27 sec. left and proceed along the East right of way line of said road a distance of 106.57 feet; thence continue along the East right of way boundary of said road the following courses; turn 05 deg. 37 min. 10 sec. left and run 100.66 feet; turn 06 deg. 03 min. 27 sec. left and run 117.84 feet; turn 07 deg. 37 min. left and run 101.6 feet; turn 05 deg. 59 min. 11 sec. left and run 99.0 feet; turn 08 deg. 29 min. 50 sec. left and run 97.6 feet to a point on the East right of way line of said road and being in the center of a gravel driveway; thence turn 110 deg. 37 min. left and proceed along the center of said road a distance of 121.47 feet; thence continue along the center of said gravel driveway the following courses: turn 16 deg. 27 min. 48 sec. right and run 66.0 feet; turn 17 deg. 21 min. 18 sec. right and run 302.59 feet; turn 83 deg. 03 min. 16 sec. left and run 139.83 feet to a point in the center of said driveway; thence turn 115 deg. 44 min. 23 sec. right and leaving said driveway proceed Southeasterly a distance of 648.15 feet; thence turn 81 deg. 45 min. 54 sec. right and proceed South a distance of 304.66 feet; thence turn 00 deg. 18 min. 06 sec. right and continue in a Southerly direction a distance of 486.95 feet; thence turn 97 deg. 30 min. 05 sec. left and proceed Easterly a distance of 476.6 feet to the point of beginning. The above described property is located in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 35 and the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 34, all in

EXHIBIT A CONT.

Township 20 South, Range 1 East, Shelby County, Alabama, being situated in Shelby County, Alabama.

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