

Name: Mr. Roger D. Massey, Sr.
Address: 3185 Bradford Place
Birmingham, AL 35242

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P.O. Box 587
Columbiana, Alabama 35040

STATUTORY WARRANTY DEED

**THE STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of **TWO HUNDRED FIFTY SEVEN THOUSAND NINE HUNDRED SIXTY SEVEN DOLLARS (\$257,967.00)** to the undersigned grantor, **James D. Seaman, as the Personal Representative and Executor of the Estate of S. G. Maurath, deceased**, and, in hand paid by **Roger Dale Massey, Sr. and Charles Ray Ellis**, the receipt of which is hereby acknowledged, I, the said **James D. Seaman, as the Personal Representative and Executor of the Estate of S. G. Maurath, deceased**, does hereby grant, bargain, sell and convey unto the said **Roger Dale Massey, Sr. and Charles Ray Ellis**, the following described real estate, situated in Shelby County, Alabama, to-wit:

TRACT 1:

A parcel of land situated in the South 1/2 of Fractional Section 1, Township 24 North, Range 12 East, described as follows:

Beginning at the SE corner of fractional Section 1, go North 02 degrees 13 minutes 28 seconds West along the East boundary of said section for 1264.39 feet; thence North 65 degrees 29 minutes 19 seconds West for 904.71 feet to a point on a curve to the right on the Easterly boundary of Shelby County Highway No. 19, said curve having a central angle of 27 degrees 05 minutes 17 seconds and a radius of 714.07 feet; thence Southeasterly along said curve for 337.60 feet to the Point of Tangent; thence South 13 degrees 19 minutes 06 seconds East along the Easterly boundary of said highway for 1009.11 feet to the beginning of a curve to the left having a central angle of 10 degrees 02 minutes 56 seconds and a radius of 1522.61 feet; thence Southeasterly along said curve for 267.05 feet to the South boundary of Fractional Section 1; thence South 75 degrees 25 minutes 10 seconds East along said South boundary for 418.20 feet to the Point of Beginning.

TRACT 2:

A parcel of land in the South 1/2 of Fractional Section 1, and part in the SE 1/4 of the SE 1/4 of Section 2, Township 24 North, Range 12 East, described as follows:

Beginning at the SE corner of Section 2, go North 87 degrees 59 minutes 24 seconds West along the South boundary of said Section 2 for 443.33 feet; thence North 88 degrees 41 minutes 12 seconds West for 554.57 feet; thence North 01 degree 38 minutes 13 seconds East for 513.51 feet; thence North 84 degrees 14 minutes 42 seconds East for 283.63 feet; thence North 45 degrees 12 minutes 44 seconds East for 202.15 feet; thence North 63 degrees 23 minutes 33 seconds East for 578.51 feet to the East boundary of said Section 2; thence North 01 degree 29 minutes 27 seconds West along the East boundary of said Section 2 for 320.50 feet; thence South 65 degrees 25 minutes 24 seconds East for 474.81 feet to the Westerly boundary of Shelby County Highway No. 19; thence South 45 degrees 16 minutes 07 seconds East along the Westerly boundary of said highway for 150.45 feet to the beginning of a curve to the right, said curve having a central angle of 31 degrees 57 minutes 06 seconds and a radius of 634.07 feet; thence Southeasterly along said curve for 353.58 feet to the Point of Tangent; thence South 13 degrees 19 minutes 06 seconds East along the Easterly boundary of said highway for 1009.11 feet to the beginning of a curve to the left having a central angle of 07 degrees 33 minutes 10 seconds and a radius of 1602.61 feet; thence Southeasterly along said curve for 211.26 feet to the South boundary of Fractional Section 1; thence North 64 degrees 36 minutes

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35 seconds West along said South boundary for 345.15 feet; thence North 68 degrees 37 minutes 11 seconds West along said South boundary for 101.58 feet; thence North 69 degrees 36 minutes 28 seconds West along said South boundary for 42.57 feet; thence North 65 degrees 21 minutes 42 seconds West along said South boundary for 34.36 feet; thence North 61 degrees 21 minutes 55 seconds West along said South boundary for 45.11 feet; thence North 59 degrees 27 minutes 06 seconds West along said South boundary for 225.07 feet; thence North 58 degrees 35 minutes 46 seconds West along said South boundary for 286.77 feet to the Point of Beginning.

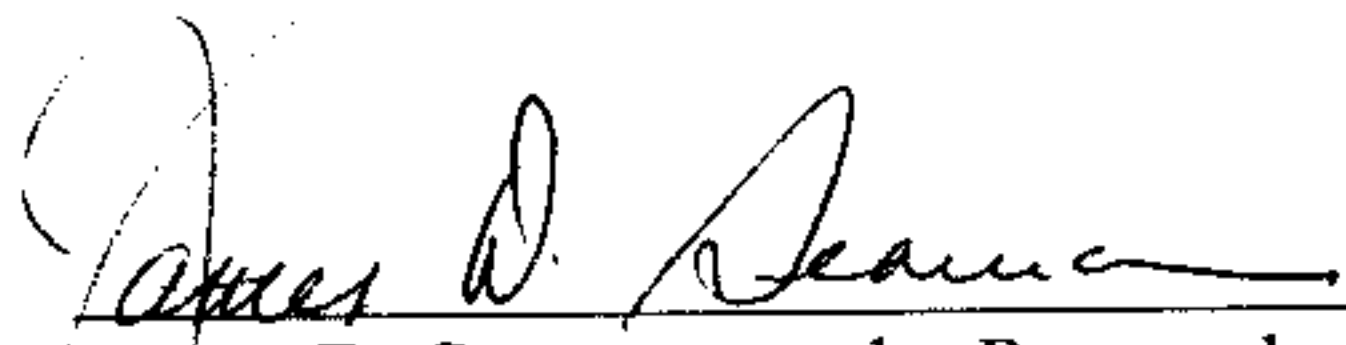
Exceptions:

- (a) Taxes for 2002 and subsequent years. 2002 ad valorem taxes are a lien but not due and payable until October 1, 2002.
- (b) Easement to Water Works Board of Montevallo as recorded in Deed Book 177, Page 320.
- (c) Right of way to Shelby County as recorded in Deed Book 242, Page 116.
- (d) Less and except mineral and mining rights not owned by Grantor.

\$257,967.00 of the purchase price cited above was paid by Grantees' from the proceeds of a mortgage and note executed simultaneously herewith.

TO HAVE AND TO HOLD unto **Roger Dale Massey, Sr. and Charles Ray Ellis**, and their heirs and assigns forever.

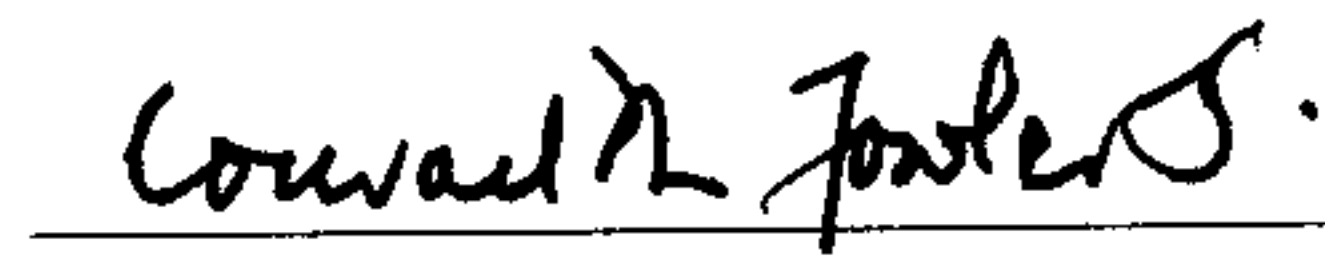
IN WITNESS WHEREOF, I, have hereunto set my hand and seal this 22nd day of April, 2002.

 (SEAL)
James D. Seaman, as the Personal
Representative and Executor of the
Estate of S. G. Maurath, deceased

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that James D. Seaman, whose name as the Personal Representative and Executor of the Estate of S. G. Maurath, deceased, 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, in his capacity as such Personal Representative and Executor of the Estate of S. G. Maurath, deceased, executed the same voluntarily with full authority on the day the same bears date.

Given under my hand and official seal this 22nd day of April, 2002.


Notary Public

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