

Send tax notice to:  
Donald A. Breland  
250 Country Ridge Road  
Montevallo, Alabama 35115

This instrument prepared by:  
James R. Moncus, Jr.,  
Attorney at Law  
1313 Alford Avenue  
Birmingham, AL 35226

STATE OF ALABAMA  
JEFFERSON COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thousand Five Hundred and 00/100 (\$200,500.00), in hand paid to the undersigned, Randy V. Starita and wife, Patricia G. Starita, (hereinafter referred to as the "Grantor") by Donald A. Breland, an unmarried man, (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

**See attached Exhibit "A" for legal description.**

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2002.
2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
3. Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat

(\$190,000.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

TO HAVE AND TO HOLD unto the Grantee, his heirs, executors, administrators and assigns forever.

The Grantors does for itself, its successors and assigns, covenant with the Grantee, his heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises, that the premises are free from all encumbrances except as aforesaid, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 29<sup>th</sup> day of May, 2002.

  
Randy V. Starita

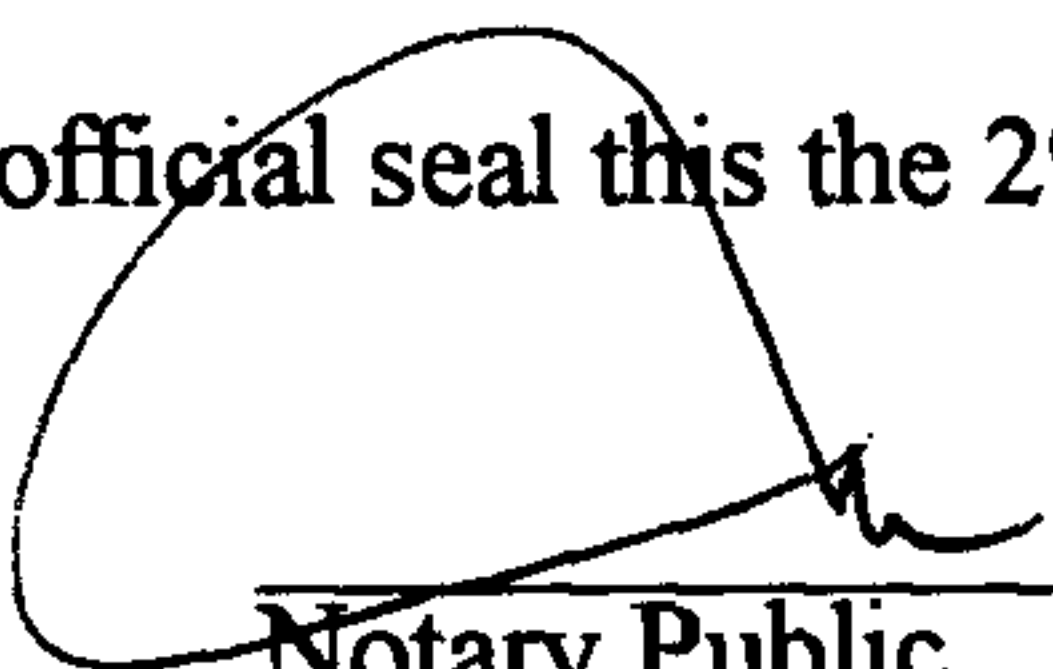
  
Patricia G. Starita

STATE OF ALABAMA  
JEFFERSON COUNTY

}

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Randy V. Starita and wife, Patricia G. Starita, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29<sup>th</sup> day of May, 2002.

  
\_\_\_\_\_  
Notary Public

[NOTARIAL SEAL]

My Commission expires: 02-23-04

### **EXHIBIT A**

A parcel of land in the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  and the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 34, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Southwest corner of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section; thence run North  $00^{\circ} 32' 11''$  West a distance of 1024.4 feet to the point of beginning; thence continue last described course a distance of 326.61 feet; thence run East a distance of 671.0 feet; thence run South  $00^{\circ} 26' 24''$  East a distance of 352.8 feet; thence run North  $86^{\circ} 06' 08''$  West a distance of 671.0 feet to the point of beginning.

ALSO: A 60 foot right of way for ingress and egress and utilities, 30 feet on each side of the following described centerline: Commence at the Southwest corner of Lot 9 of Country Hills Subdivision, Phase I as recorded in Map Book 11, Page 41, in the Office of the Judge of Probate of Shelby County, Alabama; thence run South along an extension of the West line of said lot 30.13 feet to the centerline of County Hills Drive, a public road dedicated by said map and the point of beginning of said right of way.

Thence turn right  $95^{\circ} 28' 04''$  and run West 115.69 feet to the point of a clockwise curve having a delta angle of  $20^{\circ} 53' 19''$  and a radius of 1898.73 feet; thence run along the arc of said curve 592.23 feet; thence continue Northwest and tangent to said curve 350.66 feet to the point of a counter clockwise curve having a delta angle of  $23^{\circ} 21' 25''$  and a radius of 610.89 feet; thence turn along the arc of said curve 249.06 feet to a point on the West line of Section 34, Township 21 South, Range 3 West; thence run West, parallel to and 30 feet North of the South line of said Section 34 a distance of 1341.97 feet to a point on the West line of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of said Section 34; thence turn right  $87^{\circ} 46' 48''$  and run North along the West line of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  and the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of said Section 34, a distance of 1321.24 feet to the end of said centerline.