

This instrument was prepared by

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Send Tax Notice to:

(Name) CONNIE MIRANDA STANDIFER

(Address) 3183 Montgomery Highway

Pelham AL 35124

**Warranty Deed**

  
20020618000287580 Pg 1/2 164.00  
Shelby Cnty Judge of Probate, AL  
06/18/2002 13:30:00 FILED/CERTIFIED

**STATE OF ALABAMA**

SHELBY COUNTY

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of ONE HUNDRED FIFTY THOUSAND and 00/100-----(\$150,000.00)--DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, DONALD E. BALDWIN and MARIE H. BALDWIN, as husband and wife

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

CONNIE MIRANDA STANDIFER

(herein referred to as grantee, whether one or more), the following described real estate, situated in

SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED  
HEREWITH, AS THOUGH FULLY SET OUT HEREIN.

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; 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, 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 14th day of

JUNE, 2002.

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

Donald E. Baldwin (Seal)

Marie H. Baldwin (Seal)

MARIE H. BALDWIN (Seal)

**STATE OF ALABAMA**

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Donald E. Baldwin and Marie H. Baldwin whose name(s) 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of JUNE, 2002.

2/25/2003

My Commission Expires

Sandy J. Fichtman  
Notary Public

EXHIBIT "A"

A parcel of land situated in the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  and the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the Southeast corner of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama and run thence Northerly along the East line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  a distance of 408.18 feet to a point; thence turn a deflection angle of 88 deg. 48 min. 37 sec. left and run Westerly a distance of 365.97 feet to the point of beginning of the property being described; thence continue along last described course a distance of 340.08 feet to a point; thence turn a deflection angle of 87 deg. 01 min. 52 sec. left and run Southerly a distance of 429.30 feet to a point on the Northerly margin of Shelby County Road No. 213; thence turn a deflection angle of 77 deg. 43 min. 02 sec. left and run East-Southeasterly along said margin of said road a distance of 124.26 feet to the P.T. of a curve to the right; thence turn an deflection angle of 1 deg. 15 min. 30 sec. right to chord and run along the chord of said curve a chord distance of 157.60 feet to a point; thence turn a deflection angle of 96 deg. 12 min. 18 sec. left from chord and run Northeasterly a distance of 515.29 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand, and gravel in, on and under subject property.

General and special taxes or assessments for the year 2002 and subsequent years not yet due and payable.

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 176 page 385 and Deed 104 page 531 in the Probate Office.

Right(s) of Way(s) granted to South Central Bell by instrument(s) recorded in Deed 179 page 730 in the Probate Office.

Right(s) of Way(s) granted to Shelby County by instrument(s) recorded in Deed 74 page 36; Deed 49 page 273 and Deed 49 page 281 in the Probate Office.

A 10 foot right of way as shown by instrument recorded as Deed 134 page 159 in the Probate Office.

Dated: 6/14/02

Donald E. Baldwin  
Donald E. Baldwin

Marie H. Baldwin  
Marie H. Baldwin