

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by

Mitchell A. Spears

Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name) Gloria J. Fochtman

(Address) 2521 Hwy. 17

Montevallo, AL 35115

Warranty Deed

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **THIRTY-FIVE THOUSAND AND 00/100, (\$35,000.00)**-----**DOLLARS** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **PLEASIA F. SPEARS, a married woman**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **GLORIA J. FOCHTMANN**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Commence at the Northwest Corner of Section 8, Township 22 South, Range 3 West; thence S 88 deg. 10' 14" E and run 730.80 feet to the Point of Beginning; thence N 12 deg. 48' 17" E and run along the center line of a power line 51.91 feet; thence N 85 deg. 59' 25" E and run 136.30 feet; thence N 63 deg. 44' 30" E and run 72.91 feet; thence N 03 deg. 35' 46" E and run 292.12 feet; thence N 83 deg. 06' 22" E and run 253.55 feet; thence S 04 deg. 41' 28" W and run 445.07 feet; thence N 83 deg. 06' 22" E and run 300.00 feet to the center line of King Creek; thence S 36 deg. 11' 48" W and run 16.40 feet along said center line; thence S 02 deg. 12' 37" W and run 112.76 feet along said center line; thence S 04 deg. 37' 13" E and run 92.28 feet along said center line; thence S 00 deg. 18' 27" W and run 49.18 feet along said center line; thence S 70 deg. 04' 41" W and run 28.88 feet along said center line; thence S 24 deg. 23' 31" W and run 457.40 feet; thence N 86 deg. 08' 24" W and run 239.77 feet; thence S 12 deg. 48' 15" W and run 176.59 feet; thence S 86 deg. 08' 24" E and run 33.41 feet; thence S 12 deg. 48' 15" W and run 35.91 feet; thence S 03 deg. 32' 27" W and run 98.79 feet; thence S 86 deg. 08' 24" E and run 168.71 feet; thence S 03 deg. 32' 27" W and run 706.76 feet; thence S 09 deg. 16' 19" W and run 291.98 feet to the north margin of a Graded Public Road; thence along said road margin N 87 deg. 12' 20" W and run 33.21 feet; thence N 09 deg. 16' 19" E and run 294.08 feet; thence N 03 deg. 32' 27" E and run 672.29 feet; thence N 86 deg. 08' 24" W and run 168.71 feet; thence N 03 deg. 32' 27" E and run 134.26 feet; thence N 86 deg. 08' 24" W and run 429.00 feet to the center line of a power line; thence N 12 deg. 48' 15" E and run along said center line 868.01 feet to the Point of Beginning, being situated in Shelby County, Alabama.

LESS AND EXCEPT any portion of said property situated in Section 5, Township 22 South, Range 3 West, Shelby County, Alabama.

THE ABOVE-DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR, NOR THAT OF HER SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

SUBJECT TO:

PURCHASE MONEY FIRST MORTGAGE FROM GRANTEE HEREIN TO GRANTOR HEREIN, IN THE SUM OF \$30,000.00.

Mineral and mining rights.

Ad valorem taxes for the year 2002 and subsequent years.

Rights, reservations and restrictions of record.

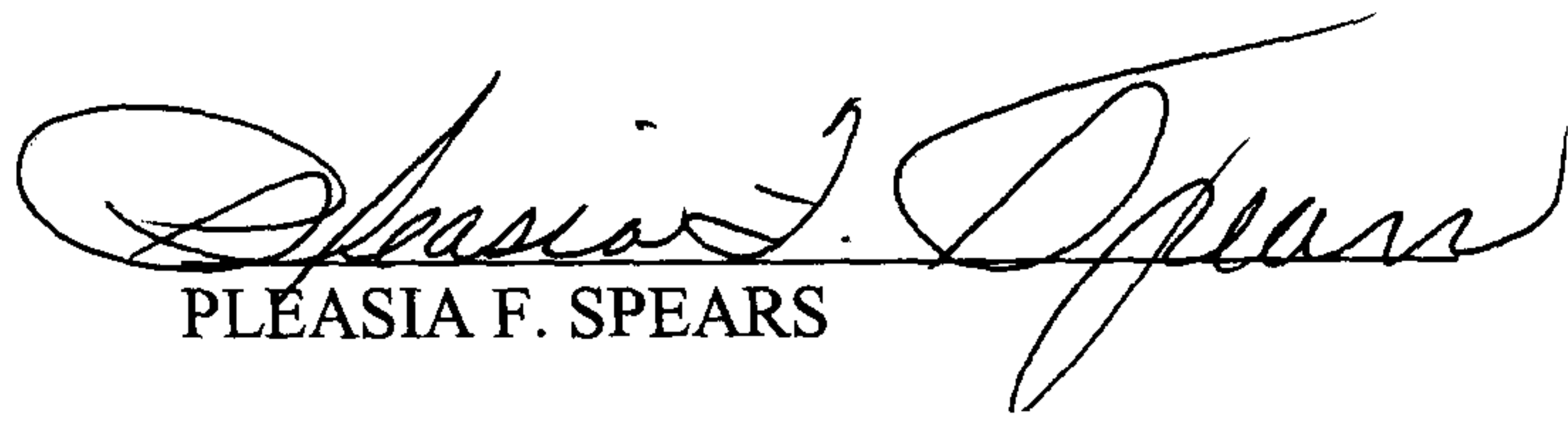
SOURCE OF TITLE: WARRANTY DEED RECORDED AT INSTRUMENT NUMBER 1995-18637; AND SCRIVENER'S AFFIDAVIT RECORDED AT INSTRUMENT NUMBER 2001-00446, IN THE OFFICE OF THE PROBATE JUDGE, SHELBY COUNTY, ALABAMA.

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 27th day of

Jane, 2002.


PLEASIA F. SPEARS

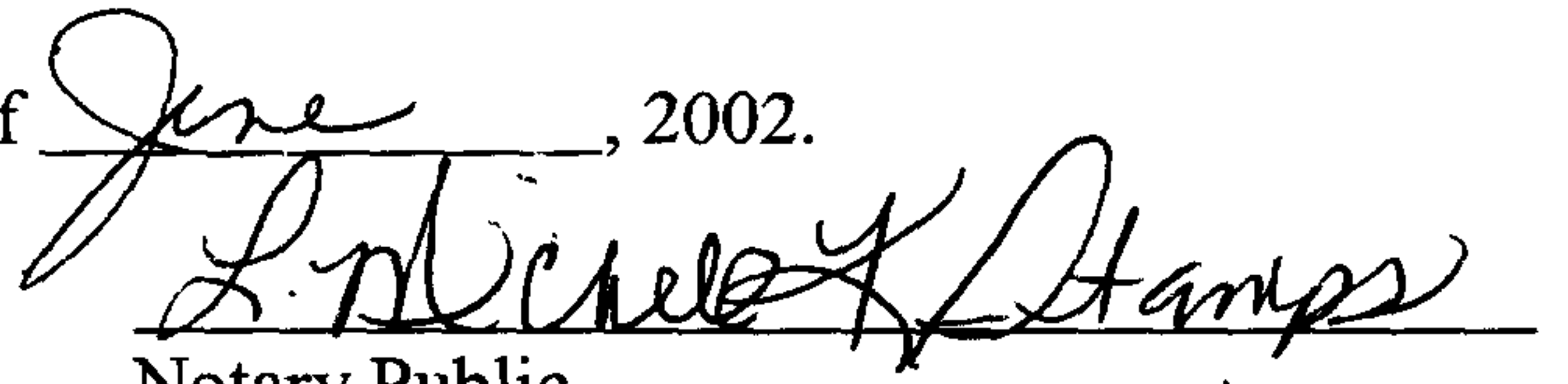
20020628000305080 Pg 2/2 19.00
Shelby Cnty Judge of Probate, AL
06/28/2002 14:10:00 FILED/CERTIFIED

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **PLEASIA F. SPEARS**, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of June, 2002.


Notary Public
My commission expires: 5/17/03