

This form provided by

✓ **SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

(File) P. O. Box 752 - Columbiana, Alabama 35051

Mike Atchison (205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Charles Bozarth

(Address) 570 Hwy 200

Montevallo AL 35115

This instrument was prepared by:

Form 1-1-27 Rev. 4/99

WARRANTY DEED - Stewart Title Insurance Corporation of Houston, Texas


20020822000400370 Pg 1/1 21.00
Shelby Cnty Judge of Probate, AL
08/22/2002 10:04:00 FILED/CERTIFIED

STATE OF ALABAMA
Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Ten Thousand and no/100-----

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we ,
Clyde Samuel Baker and wife, Laurie Baker
(herein referred to as grantor, whether one or more), bargain, sell and convey unto
Charles W. Bozarth

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

TRACT I:
Commence at the NE corner of the NW 1/4 of the SE 1/4 of Section 11, Township 24 North, Range 12 East, Shelby County, Alabama; thence run Southerly along the East line thereof for 71.05 feet; thence 117 degrees 47 minutes 20 seconds right run Northwesterly for 557.76 feet to the point of beginning; thence 42 degrees 59 minutes 39 seconds left run Southwesterly for 208.59 feet to an existing fence; thence 58 degrees 50 minutes 36 seconds left run Southwesterly along said fence for 49.74 feet; thence 1 degrees 11 minutes 21 seconds right run Southwesterly for 33.39 feet; thence 19 degrees 21 minutes 27 seconds left run Southerly for 33.23 feet; thence 6 degrees 8 minutes 14 seconds left run Southerly for 45.45 feet; thence 12 degrees 13 minutes 50 seconds left run Southeasterly for 49.76 feet; thence 2 degrees 32 minutes 38 seconds right run Southeasterly for 106.35 feet; thence 85 degrees 6 minutes 27 seconds left run Northeasterly for 182.29 feet; thence 76 degrees 51 minutes 21 seconds left run Northerly for 280.88 feet; thence 16 degrees 9 minutes 44 seconds left run Northwesterly for 39.54 feet to the point of beginning.
ALSO, a 10-foot non-exclusive easement, the East line of which is described as follows: Commence at the NE corner of the NW 1/4 of the SE 1/4 of Section 11, Township 24 North, Range 12 East, Shelby County; thence run Southerly along the East line thereof for 71.05 feet; thence 117 degrees 47 minutes 20 seconds right run Northwesterly for 557.76 feet; thence 133 degrees 57 minutes 19 seconds left run Southeasterly for 39.54 feet; thence 16 degrees 9 minutes 44 seconds right run Southerly for 280.88 feet to the point of beginning; thence continue along the last described course for 259.45 feet; thence 0 degrees 39 minutes 50 seconds left run Southerly for 201.76 feet to the Northerly right of way of Wallace Drive and the point of ending.
According to the survey of Thomas Simmons, dated February 16, 2001.

Subject to taxes for 2002 and subsequent years, easements, restrictions, rights of way and permits of record.

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 GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 21st
day of August, 2002.

_____(Seal)

Clyde Samuel Baker (Seal)
Clyde Samuel Baker

_____(Seal)

_____(Seal)
Laurie Baker (Seal)
Laurie Baker

STATE OF ALABAMA
Shelby COUNTY }

General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Clyde Samuel Baker and Laurie Baker
whose name s are signed to the foregoing conveyance, and who are 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 21st day of August, A. D., 20 02

My Commission Expires: 10/16/04

✓ Mike Atchison (File)

Mike Atchison
Notary Public.