

WARRANTY DEED

This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

VALUE 109000

Please send tax notices to:

Michael Edward McGaughy, Sr
30 Hidden Creek Lane
Montevallo, AL 35115

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of love and affection, and to distribute the assets of the estate, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **JUDY M THOMPSON**, a married woman, of 190 Hidden Creek Lane, Montevallo, AL 35115; **MICHAEL EDWARD MCGAUGHY, SR.**, an unmarried man, of 30 Hidden Creek Lane, Montevallo, AL 35115; and **S DOUG MCGAUGHY**, a married man, of 45 Overhill Road, Montevallo, AL 35115, being all the children ever born to Howard Judson McGaughy, Jr., and all being older than nineteen years of age and of sound mind, do grant, bargain, sell, and convey unto **MICHAEL EDWARD MCGAUGHY, SR.**, an unmarried man, of 30 Hidden Creek Lane, Montevallo, AL 35115 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of §6, Twp 22S, R2W, described as follows: Commence at the NE corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said §6 and run S 89°54'20"W along the N boundary of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said §6 for 614.37 feet; thence run S 05°W for 449 feet to the beginning of a curve to the right having a central angle of 37°52' and a radius of 481.48 feet; thence run southerly along said curve for 318.21 feet; thence run S 42°52' W for 129.78 feet to the Point of Beginning: Thence continue along previous course S 42°52' W for 400 feet to the N boundary of Shelby County Highway 22; thence run S 58°06'23"E along said N boundary for 334.31 feet to the beginning of a curve to the left having a central angle of 02°03'55" and a radius of 596.62 feet; thence run E along said curve for 21.51 feet; thence run N 55°45'35"E for 247.64 feet to the W boundary of the City of Calera Water Works property; thence run N 05°02'10"E along said W boundary for 292.88 feet; thence run N 85°W for 284.83 feet to the point of beginning.

Subject to: ① current taxes, ② permits to Alabama Power company as recorded in Deed Book 91, page 258; Deed Book 103, page 174; Deed Book 108, page 376, and

Deed Book 177, page 353 of the Shelby County Alabama public records; ③ a right of way granted to Shelby County Alabama by an instrument recorded in deed book 174, page 111 of the Shelby County Alabama public records; ④ an easement to Southern Natural Gas Co as shown by an instrument recorded in deed book 88, page 588 of the Shelby County Alabama public records; ⑤ A mineral and mining lease from Baker Dairy Farms, Inc. to Atlantic Richfield Co, recorded in deed book 322, page 558, and amended in Misc Book 52, page 683, of the Shelby County Alabama public records.

Source of title: A warranty deed from Douglas H Ballard and wife Betty R Ballard to Howard McGaughy, being one and the same person as Howard Judson McGaughy, Jr, executed 09 September 1994.

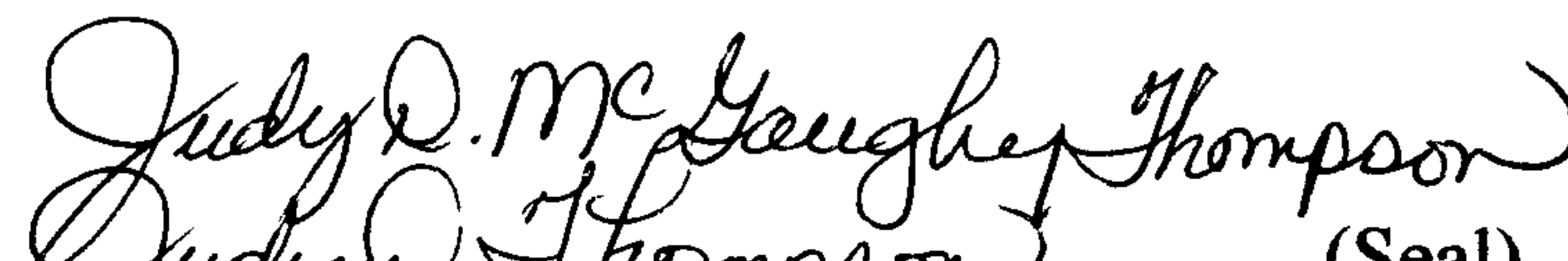
No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead. **WITH THE EXCEPTION OF MICHAEL E. MCGAUGHY, SR.**

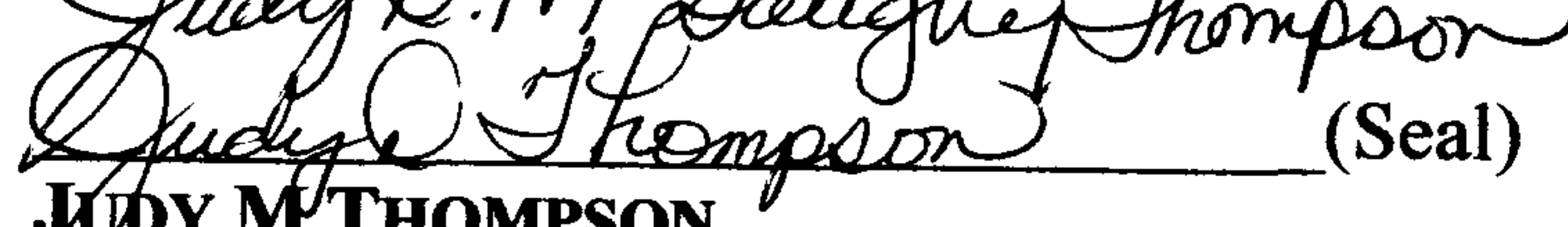
To have and to hold to the said grantee, his heirs and assigns forever.

The said Judy M Thompson, Michael Edward McGaughy, Sr, and S Doug McGaughy do for themselves and for their administrators, heirs, and successors covenant with the said grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their administrators, heirs, and successors shall warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims of all persons. Grantors further certify that they are all the children ever born to Howard Judson McGaughy, Jr., that they are all adult persons, and that they, and each of them, are of sound mind.

In witness whereof, we, Judy M Thompson, Michael Edward McGaughy, Sr, and S Doug McGaughy, have set our hands and seals, this 09 August 2002.

Witness:



 (Seal)
JUDY M THOMPSON



 (Seal)
MICHAEL EDWARD MCGAUGHY, SR

Stuart D. McLaughly (Seal)
S DOUG MCGAUGHY

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that **JUDY M THOMPSON, MICHAEL EDWARD MCGAUGHY, SR, AND S DOUG MCGAUGHY**, whose names 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 09 August 2002.

20020903000420900 Pg 3/3 18.00
Shelby Cnty Judge of Probate, AL
09/03/2002 15:18:00 FILED/CERTIFIED

Wendy G. Eulank
Notary public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug 22, 2005
BONDED THRU NOTARY PUBLIC UNDERWRITERS