

This Instrument Prepared By:  
James F. Burford, III  
Attorney at Law  
1318 Alford Avenue Suite 101  
Birmingham, Alabama 35226

Send Tax Notice To:

STEVE MOTT  
5299 Southlawn CR  
Birmingham, AL  
35023

**STATUTORY WARRANTY DEED**



20020910000433600 Pg 1/2 231.50  
Shelby Cnty Judge of Probate, AL  
09/10/2002 11:49:00 FILED/CERTIFIED

STATE OF ALABAMA )

Shelby COUNTY )

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of Two Hundred Seventeen Thousand Five Hundred and No/100 Dollars (\$217,500.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Connor Farmer a married man, and Harold Hall, a married man, herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto W. Stephen Mott, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Described on Exhibit A attached hereto and incorporated by reference herein.

**SUBJECT TO:** (1) Taxes due in the year 2003 and thereafter; (2) Easements, restrictions and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor; (4) Riparian rights, if any, in and to the use of the Cahaba River; (5) Less and except any portion of the property conveyed lying within the Cahaba River, Road(s), Railroad(s) and/or right-of-way(s).

The Property conveyed herein is not the homestead of either of the Grantors or their spouses.

Grantors represent and warrant that there are no due owing any fire district or any other governmental or quasi-governmental agency.

**TO HAVE AND TO HOLD** to the said Grantee, its successors and assigns forever.

**IN WITNESS WHEREOF**, the undersigned has hereunto set his hand and seal, this the 5<sup>th</sup> day of September, 2002.

  
Connor Farmer

  
Harold Hall

STATE OF ALABAMA )  
 COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Connor Farmer and Harold Hall, 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 foregoing instrument they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 5 day of September, 2002.

  
Notary Public

My Commission Expires: 3-1-06

EXHIBIT A  
FARMER AND HALL  
TO  
MOTT

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All that part of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  and the S  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of Section 17, Township 21 South, Range 4 West, lying North of the Cahaba River in Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

A parcel of land situated in the SE  $\frac{1}{4}$  of Section 17, Township 21 South, Range 1 West, Shelby County, Alabama and being more particularly described as follows:  
Begin at a 3 inch capped iron, being the SW corner of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of said Section 17; thence North 01 deg. 37 min. 02 sec. West along the West line of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of said Section 17, a distance of 561.36 feet to an iron pin set in the centerline of an unnamed public dirt road; thence South 38 deg. 36 min. 01 sec. West and along said centerline, a distance of 164.92 feet to an iron pin set; thence South 38 deg. 17 min. 33 sec. West and along said centerline, a distance of 284.56 feet to an iron pin set; thence South 25 deg. 09 min. 49 sec. West and along said centerline, a distance of 102.29 feet to an iron pin set; thence South 17 deg. 21 min. 12 sec. West and along said centerline, a distance of 79.55 feet to an iron pin set on the point of a curve to the left, having a radius of 80.00 feet, a delta angle of 80 deg. 56 min. 22 sec. and subtended by a chord which bears South 23 deg. 06 min. 59 sec. East a chord distance of 103.85 feet; thence along said curve and said centerline an arc distance of 113.01 feet to an iron pin set; thence South 63 deg. 35 min. 10 sec. East and along said centerline, a distance of 41.69 feet to an iron pin set on the point of a curve to the right having a radius of 100.00 feet, a delta of 13 deg. 58 min. 25 sec. and subtended by a chord which bears South 56 deg. 35 min. 57 sec. East, a chord distance of 24.33 feet; thence along said curve and said centerline an arc distance of 24.39 feet to an iron pin set; thence South 49 deg. 36 min. 45 sec. East and along said centerline, a distance of 92.22 feet to an iron pin set; thence South 07 deg. 22 min. 10 sec. West and leaving said centerline, a distance of 86.93 feet to an iron pin set on the North bank of the Cahaba River; thence Easterly along said North bank, a distance of 2430 feet, more or less, the North line of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , said North bank being subtended by the following described survey line; thence from an iron pin set at the intersection of the West line of subject property and the Northerly bank of the Cahaba River South 21 deg. 58 min. 43 sec. East a distance of 314.67 feet to an iron pin set on the top of the bank of said river; thence South 36 deg. 23 min. 02 sec. East a distance of 284.28 feet to an iron pin set on the top of the bank of said river; thence South 45 deg. 31 min. 40 sec. East a distance of 323.20 feet to an iron pin set on the top of the bank of said river; thence North 75 deg. 40 min. 49 sec. East a distance of 343.33 feet to an iron pin set on the top of the bank of said river; thence North 47 deg. 50 min. 45 sec. East a distance of 355.70 feet to an iron pin set on the top the bank of said river; thence North 33 deg. 16 min. 11 sec. East a distance of 577.42 feet to an iron pin set on the top of the bank of said river; thence North 26 deg. 34 min. 04 sec. East a distance of 215.83 feet to an iron pin set at the intersection of the top of the bank of said river and the South line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section; thence South 89 deg. 09 min. 41 sec. West and along said South line a distance of 1322.05 feet to the Point of Beginning. Situated in Shelby County, Alabama.