


10,000

Send tax notice to:  
Frances B. Lewis  
3509 Bearden Lane  
Helena, Alabama 35080

This Instrument Prepared By:  
Leonard Wertheimer, III  
Feld, Hyde, Lyle, Wertheimer & Bryant, P.C.  
2000 SouthBridge Parkway, Suite 500  
Birmingham, Alabama 35209

  
20020930000469860 Pg 1/5 33.00  
Shelby Cnty Judge of Probate,AL  
09/30/2002 14:14:00 FILED/CERTIFIED

**THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF FELD, HYDE, LYLE, WERTHEIMER & BRYANT, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.**

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA     )

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY    )

That in consideration of One Dollar and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, David E. Lewis, a married person (hereinafter referred to as "Grantor"), do grant, bargain, sell and convey unto Frances B. Lewis (hereinafter referred to as "Grantee"), all of my undivided interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

**See Exhibit "A" attached hereto and made a part hereof.**

This conveyance is made subject to the following:


1.     The lien for ad valorem taxes due in the current year or the subsequent year but not yet payable.
2.     All easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantee, her heirs, successors and assigns forever.

No warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed is made by the Grantor other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

The above property does not constitute the homestead of the Grantor.

**IN WITNESS WHEREOF**, the Grantor has hereunto set his hand and seal on  
Sept 24, 2002.

  
\_\_\_\_\_  
David E. Lewis

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that David E. Lewis, , 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, he, executed the same voluntarily on the day the same bears date.

Given under my hand on Sept 24, 2002.

Jeraldine I. Woody  
Notary Public

Jeraldine I. Woody  
Printed Name

(NOTARY SEAL)

My Commission Expires: 5-1-06

EXHIBIT "A"

DESCRIPTIONS

Parcel A: All of the SE1/4 of Section 2, T-20S, R-3W, lying northwest of Alabama Highway 261 (40.7 acres, more or less)

Parcel B: All of the E1/2 of the SW1/4 of Section 2, T-20S, R-3W, except a 14 acre tract in the northwest corner where properties have been previously conveyed, all of which are contained in the following description: Begin at the Northwest Corner of the NE1/4 of the SW1/4, Section 2, T-20S, R-3W; thence run southerly along the west boundary of the E1/2 of the SW1/4 of said Section 2 for 1419.25 feet; thence turn an angle of 65 degrees 44 minutes 53 seconds to the left and run 71.80 feet; thence turn an angle of 90 degrees to the left and run 660.06 feet; thence turn an angle of 6 degrees 41 minutes 53 seconds to the right and run 951.74 feet to a point on the north boundary of aforementioned E1/2 of the SW1/4; thence turn an angle of 118 degrees 49 minutes 15 seconds to the left and run westerly along the north boundary of said E1/2 of SW1/4 for 826.62 feet to the point of beginning. Parcel B contains 66.4 acres, more or less.

Parcel C: All that portion of the SW1/4 of SE1/4, Section 2, T-20S, R-3W, and that portion of the NW1/4 of NE1/4 & NE1/4 of the NW1/4, Section 11, T-20S, R-3W, lying east of Alabama Highway 261 and west of County Highway 105 being more particularly described as follows: Begin at the Southeast Corner of the NE1/4 of NW1/4, Section 11, T-20S, R-3W; thence run west along the south boundary of said 1/41/4 section for 641.87 feet to the point of intersection with the southeast right-of-way line of Alabama Highway No. 261; thence turn an angle of 120 degrees 50 minutes 17 seconds to the right and run along said right-of-way along a curve to the right, having a central angle of 2 degrees 23 minutes 38 seconds and a radius of 2824.79 feet, for an arc distance of 118.03 feet; thence continue along said right-of-way along a tangent for 520.10 feet; thence continue along said right-of-way along a curve to the left, having a central angle of 9 degrees 02 minutes and a radius of 2904.79 feet, for an arc distance of 457.97 feet; thence continue along said right-of-way along a tangent for 1337.25 feet; thence turn an angle of 2 degrees 29 minutes to the left and continue along said right-of-way for 186.38 feet; thence turn an angle of 55 degrees 53 minutes 23 seconds to the right and run 76.28 feet to a point on the west right-of-way line of County Highway No. 105; thence turn an angle



of 61 degrees 34 minutes 02 seconds to the right and run along said County right-of-way along a curve to the right, having a central angle of 51 degrees 45 minutes 48 seconds and a radius of 282.81 feet, for an arc distance of 255.50 feet; thence continue along said right-of-way along a tangent for a distance of 268.10 feet; thence turn an angle of 11 degrees 25 minutes 59 seconds to the left and continue along said right-of-way for 51.04 feet; thence turn an angle of 11 degrees 25 minutes 59 seconds to the right and continue along said right-of-way along a tangent for 792.71 feet; thence continue along said right-of-way along a curve to the left, having a central angle of 21 degrees 11 minutes 42 seconds and a radius of 1949.86 feet, for an arc distance of 721.30 feet; thence turn an angle of 10 degrees 30 minutes 20 seconds to the right and continue along said right-of-way along a tangent for 52.13 feet; thence turn an angle of 62 degrees 28 minutes 54 seconds to the right and leaving said right-of-way run 535.08 feet to the point of beginning. (27.1 acres)

Parcel D: All that portion of the NW1/4 of the NE1/4, Section 11, T-20S, R-3W, lying east of County Highway 105. (22.3 acres, more or less)

Parcel E: NE1/4 of the NE1/4, Section 10, T-20S, R-3W. (40.2 acres, more or less)

Parcel F: That portion of the N1/4 of Section 11, T-20S, R-3W, lying northwest of Alabama Highway 261. (69.6 acres, more or less)

Parcel G: That portion of the S1/2 of the NW1/4, Section 11, T-20S, R-3W, lying northwest of Alabama Highway 261 and north of the line described in the Quitclaim Deed as Parcel F, recorded in Real Book 380, Page 163, in the Office of Probate, Shelby County Courthouse, Columbiana, Alabama. (5 acres, more or less)

Parcel H: That portion of the N1/2 of the SW1/4, Section 11, T-20S, R-3W, lying southeast of Alabama Highway 261, except parcel previously conveyed for a public school, and except a 2.9 acre parcel described as follows: Begin at the Northeast Corner of the NW1/4 of the SW1/4, Section 11, T-20S, R-3W; thence run westerly along the northern boundary of said 1/41/4 for 146.96 feet to a point on the southeast right-of-way line of Alabama Highway 261; thence turn an angle of 53 degrees 59 minutes 48 seconds to the left and run along said right-of-way for 179.51 feet; thence turn an angle of 98 degrees 28 minutes 22 seconds to

the left and run 458.26 feet; thence turn an angle of 90 degrees to the left and run 402.64 feet to a point on the north boundary line of the NE1/4 of the SW1/4, Section 11, T-20S, R-3W; thence turn an angle of 117 degrees 31 minutes 50 seconds to the left and run 340.00 feet to the point of beginning. Parcel H contains 39.8 acres, more or less.

Parcel J: That portion of the S1/2 of the SW1/4, Section 11, T-20S, R-3W, except for a 10 acre parcel described as follows: Begin at the Northwest Corner of the SW1/4 of the SW1/4, Section 11, T-20S, R-3W; thence run easterly along the north boundary line of said 1/41/4 for 660 feet; thence run South 24 degrees 41 minutes West for 1469.9 feet to the southwest corner of said 1/41/4; thence run northerly along the west boundary line of said 1/41/4 for 1333 feet to the point of beginning. Parcel J contains 70.3 acres, more or less.

Parcel K: That portion of the SE1/4 of the NE1/4, Section 15, T-20S, R-3W, lying north of Buck Creek and south of the south boundary line as described in a Quitclaim Deed as Parcel C, recorded in Real Book 380, Page 163, in the Office of Probate, Shelby County Courthouse, Columbiana, Alabama. (8 acres, more or less)

PARCELS A THRU K CONTAIN A TOTAL OF 389.4 ACRES,  
MORE OR LESS.

LESS AND EXCEPT:

All that portion of the North 1/2 of the North 1/2 of Section 11, Township 20 South, Range 3 West, lying West of State Highway 261 and the Northeast 1/4 of Section 10, Township 20 South, Range 3 West.

Said parcel contains 111 acres (more or less) of Shelby County, Alabama.