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Shelby Cnty Judge of Probate, AL
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mann950@comcast.net

From: "Celeste Fulmer" <cff@dbtech.net>
To: <mann950@comcast.net>
Sent: Tuesday, November 19, 2002 2:54 PM
Subject: WARRANTY DEED

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Betty Joyce Basden
171 Highway 5
Wilsonville, AL 35186

WARRANTY
DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED SEVENTEEN THOUSAND NINE HUNDRED THIRTY ONE AND NO/100 (\$117,931.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Carolyn Edith Y. Mann, a MARRIED woman (as to an undivided one-half interest); Lynn D. Vance, as Trustee for Jessica Lynn Yawn (as to an undivided 1/6th interest); Lynn D. Vance, as Trustee for Hollie Elizabeth Yawn (as to an undivided 1/6th interest); and, Lynn D. Vance, as Trustee for Thomas Ray Yawn (as to an undivided 1/6th interest), (herein referred to as grantor, whether one or more) bargain, sell and convey unto, **Betty Joyce Basden, (herein referred to as grantee, whether one or more), the following described real estate, situated in: Shelby County, Alabama, to-wit:****

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to restrictions, easements and rights of way of record.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTORS OR OF THEIR RESPECTIVE SPOUSES.

Lynn D. Vance and Margie Lynn Driver Yawn are one and the same person.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20TH day of November, 2002.

11/19/2002

✓
Mike Atchison (File)

Carolyn Edith Y. Mann
Carolyn Edith Y. Mann

Lynn D. Vance, as Trustee
Lynn D. Vance, as Trustee for Jessica Lynn Yawn

Lynn D. Vance, Trustee
Lynn D. Vance, as Trustee for Thomas Ray Yawn

Lynn D. Vance, Trustee
Lynn D. Vance, as Trustee for Hollie Elizabeth Yawn

STATE OF FLORIDA

BAY COUNTY


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Carolyn Edith Y. Mann, 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 and official seal this 20th day of November, 2002.

Florence Patnode
Notary Public

My Commission Expires: August 11, 2006

STATE OF ALABAMA)
SHELBY COUNTY)

 Florence Patnode
My Commission DD131748
Expires August 11, 2006

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that, Lynn D. Vance, as Trustee for Jessica Lynn Yawn, Hollie Elizabeth Yawn and Thomas Ray Yawn, 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 the 20th day of November, 2002.

Collette Fulmer
Notary Public

My Commission Expires: 10/16/2004

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the Southeast quarter of Section 17, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at a one inch crimped pipe locally accepted to be the Southeast corner of said Section 17; thence run West along the South line of said Section 17 for a distance of 1,330.98 feet to a point; thence turn an angle to the right of 89 degrees 07 minutes 44 seconds and run in a Northerly direction for a distance of 64.45 feet to the point of beginning, said point of beginning being on the North right of way line of Shelby County Highway No. 30; thence continue along last stated course for a distance of 1,275.08 feet to a point; thence turn an angle to the right of 92 degrees 24 minutes 43 seconds and run in an Easterly direction for a distance of 888.31 feet to a point on the West right of way line of Shelby County Highway No. 5, said point being on a curve to the left, having a central angle of 06 degrees 28 minutes 06 seconds and a radius of 1,870.00 feet; thence turn an angle to the left to the chord of said curve of 95 degrees 10 minutes 24 seconds and run in a Northerly direction along the arc of said curve and also said West right of way line for a distance of 211.11 feet to a point; thence run tangent to last stated course in a Northerly direction along said West right of way line for a distance of 106.89 feet to a point; thence turn an angle to the left of 83 degrees 12 minutes 09 seconds and run in a Westerly direction for a distance of 548.53 feet to an iron pin set; thence turn an angle to the left of 04 degrees 38 minutes 25 seconds and run in a Southwesterly direction for a distance of 756.96 feet to the center line of Beeswax Creek being 30 feet in width; thence run in a Southerly direction along the meanderings of said creek for a distance of 1,878.26 feet to an iron pin set on the North right of way line of Shelby County Highway No. 30, iron pin set being on a curve to the right, having a central angle of 08 degrees 46 minutes 36 seconds and a radius of 1,624.14 feet; thence run in a Northeasterly direction along the arc of said curve and also along said North right of way line for a distance of 248.79 feet to a point; thence turn an angle to the right from the chord of last stated curve of 12 degrees 46 minutes 25 seconds and run in an Easterly direction along said North right of way line for a distance of 23.87 feet to the point of beginning.