


This instrument was prepared by:  
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P O Box 822  
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Send Tax Notice to:

**Jeffrey S. Sainz**  
**3031 Rockschool Rd.**  
**Harperville 35085**

**WARRANTY DEED**  
**STATE OF ALABAMA )**  
**SHELBY COUNTY )**

  
20030102000001090 Pg 1/2 59.00  
Shelby Cnty Judge of Probate, AL  
01/02/2003 09:47:00 FILED/CERTIFIED

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **TWO HUNDRED FIFTY FIVE THOUSAND AND NO/100 (\$255,000.00)** and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, I, **MERL L. SHORT, Trustee of the Marjorie Short Family Trust created pursuant to the provisions of the Marjorie Short Revocable Trust dated May 16, 2000**, (herein referred to as **GRANTORS**), do grant, bargain, sell and convey unto **JEFFREY S. SAINZ**, (herein referred to as **GRANTEES**), the following described real estate, situated in Shelby County, Alabama, to-wit:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.**

Subject to easements, restrictions, protective covenants and rights of way of record and subject to current taxes, a lien but not yet payable.

\$210,000.00 of the above recited purchase price was paid from a ownerheld mortgage recorded simultaneously herewith.

**TO HAVE AND TO HOLD** to said Grantee, his, her or their heirs and assigns forever.

And the undersigned, separately and severally, for the heirs, executors, and administrators of the undersigned, separately and severally covenant with the said Grantees, their heirs and assigns, that the undersigned are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the undersigned have a good right to sell and convey the same as aforesaid; that the undersigned will and 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**, the undersigned hereunto set their hands and seals, this the 19th day of December, 2002.

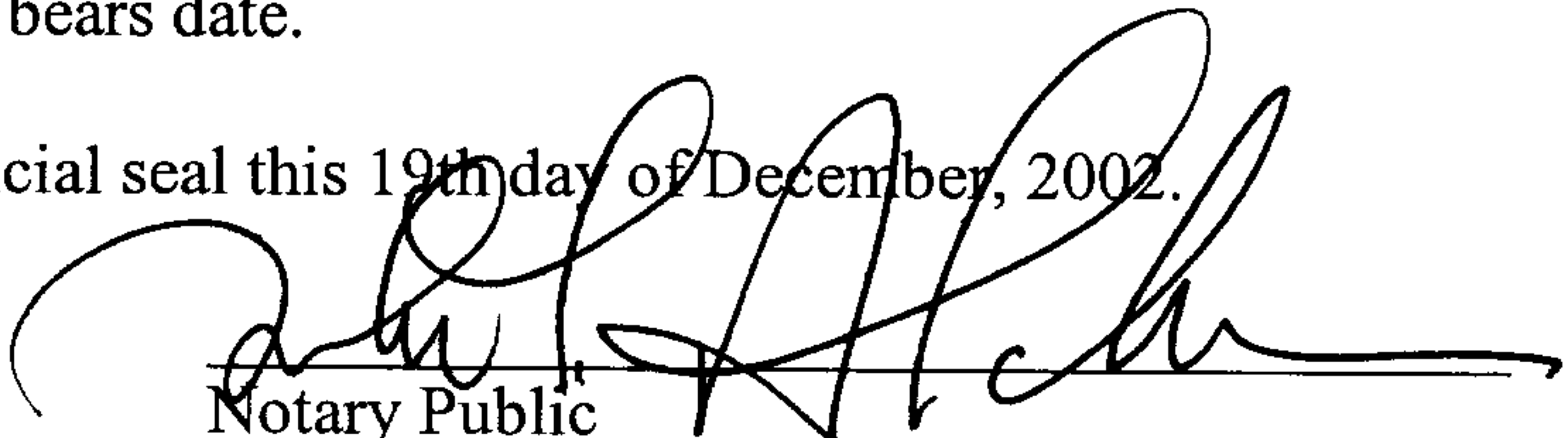


Merl L. Short, Trustee of the Marjorie Short Family Trust created pursuant to the provisions of the Marjorie Short Revocable Trust, dated May 16, 2000.

**STATE OF ALABAMA**  
**SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Merl L. Short, Trustee of the Marjorie Short Family Trust created pursuant to the provisions of the Marjorie Short Revocable Trust, dated May 16, 2000, 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 19th day of December, 2002.

  
Notary Public

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Commence at the NW corner of the East  $\frac{1}{2}$  of SE  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of Section 35, Township 10 South, Range 1 East; thence run Southerly along the West line of said E  $\frac{1}{2}$  of said SE  $\frac{1}{4}$  of NW  $\frac{1}{4}$ , a distance of 984.46 feet to the North right-of-way line of current county chert road #450; thence continue in the same direction 19.42 feet to the centerline of said road; thence turn an interior angle of 114 degrees 2 minutes 10 seconds and run in a Southeasterly direction a distance of 264.94 feet to a point; thence turn an angle to the left of 64 degrees 34 minutes 20 seconds and run in a Northeasterly direction 584.03 feet along said centerline to a point; thence turn an angle to the left of 13 degrees 34 minutes 30 seconds and run in a Northeasterly direction along centerline of said road 436.56 feet to a point; thence turn an angle to the right of 21 degrees 00 minutes 00 seconds and run in a Northeasterly direction along said centerline 327.77 feet to a point; thence turn an angle to the right of 15 degrees 39 minutes 10 seconds and run in a Northeasterly direction along said road a distance of 327.29 feet to a point; thence turn an angle to the left of 26 degrees 45 minutes and run in a Northeasterly direction along said road a distance of 205.36 feet to a point on the North line of the SW  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of said Section 35; thence run in a Westerly direction along the North side of said SW  $\frac{1}{4}$  of NE  $\frac{1}{4}$  and the North line of East  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of NW  $\frac{1}{4}$  a distance of 1,723.95 feet to the point of beginning.

Situated in Shelby County, Alabama.