


Send Tax Notice to:
Randy Alan Tolleson
787 Queen Drive
Columbiana, AL 35051

This instrument was prepared by
WALLACE, ELLIS, FOWLER & HEAD
ATTORNEYS AT LAW
COLUMBIANA, ALABAMA 35051


20030204000067640 Pg 1/5 31.00
Shelby Cnty Judge of Probate, AL
02/04/2003 13:02:00 FILED/CERTIFIED

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Dollar (\$1.00) and other good and valuable consideration**, to the undersigned grantors, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, **Tolleson Dairy, Betty Marie Tolleson, a widow, Marilyn Marie Magruder, a married woman, Stephen Luther Tolleson, III, a married man, Randy Alan Tolleson, a married man, D. Renea Tolleson, a married man, and Christopher Scott Tolleson, a married man**, (herein referred to as grantors), do grant, bargain, sell and convey unto **Betty Marie Tolleson, Marilyn Marie Magruder, Stephen Luther Tolleson, III, Randy Alan Tolleson, D. Renea Tolleson, and Christopher Scott Tolleson**, (herein referred to as GRANTEES), in fee simple, the following described real estate situated in **Shelby County, Alabama** to-wit:

See attached Exhibit "A", made a part and parcel hereof, and signed for the purpose of identification.

Subject to the Family Agreement of the parties dated March 29, 2002.

The above described property, set forth in Exhibit "A", does not constitute any part of the homestead of the grantors or their spouses.

TO HAVE AND TO HOLD to the said grantees, their heirs and assigns forever.

And undersigned does for itself and for its successors, heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that undersigned has a good right to sell and convey the same as aforesaid; that undersigned will and its successors, 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, we have hereunto set our hands and seals this _____ day of March, 2002.

TOLLESON DAIRY

By D. Renea Tolleson
Its Partner

By Christopher Scott Tolleson
Its Partner

Betty Marie Tolleson
Betty Marie Tolleson

Marilyn Marie Magruder
~~Marilyn Marie Magruder~~

Stephen Luther Tolleson, III
Stephen Luther Tolleson, III

Randy Alan Tolleson
Randy Alan Tolleson

D. Renea Tolleson
D. Renea Tolleson

Christopher Scott Tolleson
Christopher Scott Tolleson

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Christopher Scott Tolleson**, whose name as Partner of Tolleson Dairy, a Partnership, 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, in his capacity as such partner of Tolleson Dairy, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of March, 2002.

Jamie Brasher
Notary Public

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **D. Renea Tolleson**, whose name as Partner of Tolleson Dairy, a Partnership, 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, in his capacity as such partner of Tolleson Dairy, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6 day of March, 2002.

Jamie Brasher
Notary Public

STATE OF ALABAMA
SHELBY COUNTY

I, a Notary Public in and for said County, in said State, hereby certify that **Betty Marie Tolleson**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12 day of June, 2002.

Jamie Brasher
Notary Public

STATE OF ALABAMA
Madison COUNTY

I, a Notary Public in and for said County, in said State, hereby certify that **Marie Magruder**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20 day of Sept, 2002.

Shirley R. Stewart
Notary Public
My Commission Expires 07-16-2006

STATE OF ALABAMA
SHELBY COUNTY

I, a Notary Public in and for said County, in said State, hereby certify that **Stephen Luther Tolleson, III**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of March, 2002.

Stephanie J. Roulier
Notary Public

STATE OF ALABAMA
SHELBY COUNTY

I, a Notary Public in and for said County, in said State, hereby certify that **Randy Alan Tolleson**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6 day of March, 2002.

Lanice Brasher
Notary Public

STATE OF ALABAMA
SHELBY COUNTY

I, a Notary Public in and for said County, in said State, hereby certify that **D. Renea Tolleson**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6 day of March, 2002.

Lanice Brasher
Notary Public

STATE OF ALABAMA
SHELBY COUNTY

I, a Notary Public in and for said County, in said State, hereby certify that **Christopher Scott Tolleson**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of March, 2002.

Lanice Brasher
Notary Public

EXHIBIT "A"

Parcel I: The West Half of the Northeast Quarter of the Northwest Quarter of Section 12, Township 22 South, Range 2 West. Situated in Shelby County, Alabama.

Parcel II: A parcel of land in the E ½ of the NE ¼ of the NW ¼ of Section 12, SE ¼ of the SW ¼ and the SW ¼ of the SE ¼ of Section 1, Township 22 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at the Northwest corner of Section 12, Township 22 South, Range 2 West, Shelby County, Alabama, and run thence Easterly along the North line of said Section 12 a distance of 3,293.13 feet to the point of beginning of the property being described; thence continue along last described course a distance of 181.55 feet to a point; thence turn 90 degrees 37 minutes 07 seconds left and run Northerly 295.16 feet to a point; thence turn 90 degrees 37 minutes 07 seconds right and run Easterly 181.55 feet to a point; thence turn 49 degrees 09 minutes 18 seconds left and run Northeasterly 135.08 feet to a point; thence turn 16 degrees 10 minutes 38 seconds right and continue Northeasterly 261.62 feet to a point; thence turn 44 degrees 31 minutes 58 seconds right and run Easterly 43.07 feet to a point on the Westerly right of way line of Shelby County Highway No. 42; thence turn 57 degrees 29 minutes 52 seconds right to a chord and run Southeasterly along the chord of said Highway 42 a distance of 121.79 feet to a point on the same right of way line; thence turn 59 degrees 02 minutes left and continue along the chord of said highway curve a chord distance of 108.37 feet to a point; thence turn 135 degrees 41 minutes 45 seconds right from chord and run Westerly along the North line of same said Section 12 a distance of 380.36 feet to a point; thence turn 90 degrees 34 minutes 30 seconds left and run Southerly 1,321.32 feet to a point; thence turn 90 degrees 30 minutes 37 seconds right and run Westerly 668.65 feet to a point; thence turn 89 degrees 40 minutes 53 seconds right and run Northerly 1,029.61 feet to a point; thence turn 90 degrees 37 minutes 07 seconds right and run Easterly 295.16 feet to a point; thence turn 90 degrees 37 minutes 07 seconds left and run Northerly 295.16 feet to the point of beginning. Situated in Shelby County, Alabama.

PARCEL III: All that part of the following described property lying East of Shelby County Highway No. 42;

The SW 1/4 of Section 1; the E 1/2 of SE 1/4 of Section 2; the W 1/2 of SE 1/4 of Section 1; the E 1/2 of NE 1/4 of the NW 1/4 of Section 12; all in Township 22, Range 2 West, Shelby County, Alabama.

Also a tract of land of 2 1/2 acres in the NW 1/4 of NE 1/4 of Section 12, Township 22, Range 2 West, described as beginning at a point near the NE corner of said forty acres and running nearly south to the public road, thence west and parallel with said road 265 feet, thence north to the north line of said forty, thence east to the point of beginning.

LESS AND EXCEPT: A tract of land situated in the SE ¼ of the SW ¼ and SW ¼ of the SE 1/4 of Section 1, Township 22 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of the SE ¼ of Section 1, Township 22 South, Range 2 West and run in an Easterly direction along the South line of Section 1 a distance of 431.93 feet; thence an angle left of 118 deg. 56 min. And run in a Northwesterly direction a distance of 1083.47 feet to the point of beginning on the Northeast line of Shelby County Highway No. 42; thence an angle of 90 deg. and run in a Northeasterly direction a distance of 500.00 feet; thence an angle left of 90 deg. and run in a Northwesterly direction a distance of 350.00 feet; thence an angle left of 90 deg. and run in a Southwesterly direction a distance of 488.00 feet more or less to a point on said Northeast line of Shelby County Highway No. 42; thence in a Southeasterly direction along said Northeast line a distance of 350.00 feet more or less to the point of beginning.

LESS AND EXCEPT: Commence at the NE corner of the NW 1/4 of the SE 1/4 of Section 1, Township 22 South, Range 2 West, Shelby County, Alabama; thence S 01 deg. 31' 56" W, a distance of 2,255.57'; thence N 88 deg. 28' 04" W, a distance of 665.91' to the point of beginning; thence S 36 deg. 46' 46" W, a distance of 210.00'; thence N 53 deg. 13' 14" W, a distance of 210.00'; thence N 36 deg. 46' 46" E, a distance of 210.00'; thence S 53 deg. 13' 14" E, a distance of 210.00' to the point of beginning. Containing 1 acre, more or less.

Also, a 20' ingress, egress and utility easement described as follows: Commence at the NE corner of the NW 1/4 of the SE 1/4 of Section 1, Township 22 South, Range 2 West, Shelby County, Alabama; thence S 01 deg. 31' 56" W, a distance of 2,255.57'; thence N 88 deg. 28' 04" W, a distance of 665.91'; thence S 36 deg. 46' 46" W, a distance of 181.28' to the point of beginning of the centerline of a 20' ingress, egress and utility easement lying 10' either side of and parallel to described centerline; thence S 28 deg. 31' 44" E along said centerline, a distance of 83.59'; thence S 01 deg. 28' 24" W along said centerline, a distance of 122.43'; thence S 19 deg. 15' 39" W along

said centerline, a distance of 107.79' to a northeasterly right of way line of Shelby County Hwy 42 to the point of ending of said easement. According to survey of Rodney Y. Shiflett, P.L.S. 21784, dated October 24, 2000.

LESS AND EXCEPT: A parcel of land located in West ½ of SE ¼, Section 1, Township 22 South, Range 2 West described as follows:
Begin at a point where the Northern right of way line of Shelby County, Highway No. 42 intersects the Eastern boundary of the West ½ of the SE ¼ of Section 1, Township 22, Range 2 West and run thence in a Southwesterly direction along said right of way line a distance of 210 feet to a point; thence turn to the right and run Northerly parallel the Eastern boundary of the ¼-¼ Section a distance of 300 feet to a point; thence turn to the right and run Northeasterly parallel with the right of way of Shelby County Highway No. 42 a distance of 210 feet to a point on the Eastern boundary of the West ½ of SE ¼ of said Section 1; thence turn to the right and run 300 feet to the point of beginning.

TOLLESON DAIRY

By D. Renea Tolleson
Its Partner

By Christopher Scott Tolleson
Its Partner

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