

03-34-CED  
Shelby


**THIS INSTRUMENT PREPARED BY:**

James J. Odom, Jr.  
P.O. Box 11244  
Birmingham, AL 35202-1244

**SEND TAX NOTICE TO:**

Jessica Foulad  
2057 Valleydale Road, Suite 200  
Birmingham, AL 35244

STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

  
20030211000084060 Pg 1/4 325.00  
Shelby Cnty Judge of Probate, AL  
02/11/2003 11:22:00 FILED/CERTIFIED

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT** in consideration of Three Hundred Five Thousand and 00/100 (\$305,000.00) to the undersigned grantors, Jackie W. Boulware, a widow, Lois Marguerite Boulware Moore, a married woman, Debra Sue Boulware Spratlin, a married woman, and James Athwart Boulware, III, a married man (hereinafter referred to as "Grantors"), in hand paid by Jessica D. Fouladbakhsh (hereinafter referred to as "Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantors do by these presents, grant, bargain, sell and convey unto Grantee the following described real estate, situated in Shelby County, Alabama, to-wit:

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

**SUBJECT TO:** (1) Current taxes; (2) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 138, at Page 79, and Deed Book 138, at Page 81, in Probate Office; (3) Rights of Way granted to State of Alabama by instruments recorded in Inst. No. 1993-3760, Inst. No. 1993-3761 and Deed 284, at Page 388, in Probate Office; (4) Less and except any portion of subject land lying South of the fence on the Southerly side, as shown on the Survey of Jon P. Strength dated January 23, 2003; (5) Encroachment of 8' block wall off the land on the Easterly side, encroachment of fence onto the land on the Southerly side of lot, encroachment of concrete rip rap on the Southerly side of lot, and encroachment of fence off of the land on Westerly side, all as shown on the Survey of Jon P. Strength dated January 23, 2003; (6) Any claim by James Roland Pugh and Marline M. Pugh respecting an overlap of the property on the Westerly side.

This property does not constitute the homestead of Lois Marguerite Boulware Moore, Debra Sue Boulware Spratlin, or James Athwart Boulware, III.

**TO HAVE AND TO HOLD** to the Grantee, her heirs and assigns forever.

And Grantors do for themselves, their heirs and assigns, covenant with the Grantee, her heirs and assigns, that they are lawfully seized in fee simple of the premises; that the premises are free from all encumbrances, except as noted above; that they have a good right to sell and convey the premises as aforesaid; that they will, and their heirs and assigns shall, warrant and defend the same to the Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed  
on this the \_\_\_\_ day of January, 2003.

WITNESSES:

\_\_\_\_\_

Susan L. Malone

[Signature]

[Signature]

Jackie W. Boulware  
Jackie W. Boulware

Lois Marguerite Boulware Moore  
Lois Marguerite Boulware Moore

Debra Sue Boulware Spratlin  
Debra Sue Boulware Spratlin

James Athwart Boulware, III  
James Athwart Boulware, III

STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jackie W. Boulware, a widow, 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 31 day of January, 2003.

Notary Public

My commission expires: 10/28/2006

STATE OF FLORIDA       )  
COUNTY OF Orange     )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lois Marguerite Boulware Moore, a married woman, 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 28<sup>th</sup> day of January, 2003.

Elizabeth K. Tackett  
Notary Public

My commission expires: \_\_\_\_\_

 Elizabeth K Tackett  
My Commission CC800176  
Expires February 22, 2003

STATE OF ALABAMA       )  
COUNTY OF SHELBY       )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Debra Sue Boulware Spratlin, a married woman, 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 29 day of January, 2003.


  
\_\_\_\_\_  
Notary Public

My commission expires: 4-12-03

STATE OF ALABAMA       )  
COUNTY OF SHELBY       )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Athwart Boulware, III, a married man, 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 the 29 day of January, 2003.

  
\_\_\_\_\_  
Notary Public

My commission expires: 4-12-03

A parcel of land situated in the NW ¼ of the SE ¼ of Section 26, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the point of intersection between the West line of the NW ¼ of the SE ¼ of said Section 26, and the South right of way line of U. S. Highway 280 (300 right of way); thence run Northeasterly along the arc of a curve to the right having a radius of 11309.16 feet for an arc length of 340.00 feet (delta = 01 deg. 40 min. 37 sec., chord length = 330.99 feet) to the point of beginning; thence continue along the arc of said curve for an arc length of 281.47 feet (delta = 01 deg. 25 min. 33 sec., chord length = 281.47 feet) to a concrete right of way monument marking the intersection with the Westerly right of way line of Shelby County Road 39 (right of way varies); thence turn an interior angle to the left off the chord of said curve of 128 deg. 48 min. 38 sec. and run along the said Westerly right of way line for a distance of 134.14 feet to a concrete right of way monument to a point on a curve having a radius of 1372.39 feet; thence continue along said Westerly right of way line turn an interior angle left to the chord of said curve of 131 deg. 11 min. 08 sec. for a chord distance of 116.39 feet said curve having an arc length of 116.39 feet (delta = 04 deg. 51 min. 38 sec.); thence departing said right of way line turn an interior angle left of 94 deg. 02 min. 58 sec. for a distance of 369.81 feet; thence turn an interior angle left of 87 deg. 40 min. 49 sec. for a distance of 187.42 feet to the point of beginning; being situated in Shelby County, Alabama.

Less and except any portion of the land lying South of the fence on the Southerly side as shown on the survey by Jon P. Strength dated January 23<sup>rd</sup> 2003.

Exhibit A

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