

WARRANTY DEED

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Shanda Schroeder
PO Box 313
Calera, Alabama 35040

STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Five hundred and no/100 (\$500.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Christopher Todd Holder, an unmarried man and Shanda Schroeder Holder, an unmarried woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Shanda Schroeder** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

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

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 31st day of March, 2003.

Mary Baker
Witness

Mary Baker
Witness

Christopher Todd Holder (Seal)
Christopher Todd Holder

Shanda Schroeder Holder (Seal)
Shanda Schroeder Holder

STATE OF ALABAMA COUNTY OF SHELBY

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that **Christopher Todd Holder, an unmarried man and Shanda Schroeder Holder, an unmarried woman** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 31st day of March, 2003.

[Signature]
Notary Public
My Commission Expires: 02-25-05

EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land located in the West 1/2 of Fractional Section 23 and the East 1/2 of Fractional Section 22, Township 22 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the NW corner of the SW 1/4 of the NW 1/4 of said Fraction Section 23; thence North 80 degrees 07 minutes 01 seconds West a distance of 20.45 feet to the intersection of the Northeasterly corner of Lot 23, Country View Estates, Phase I, as recorded in Map Book 10, Page 10, in the Office of the Judge of Probate, Shelby County, Alabama, and the Southwesterly right of way line of Shelby County Highway #306 (80 foot right of way); thence along the most Northerly line of said Lot 23, North 80 degrees 07 minutes 01 seconds West a distance of 89.50 feet; thence South 48 degrees 29 minutes 26 seconds West a distance of 254.66 feet (254.85 map) to the point of beginning; thence continue along last described course a distance of 175.24 feet; thence South 8 degrees 08 minutes 15 seconds West a distance of 515.82 feet; thence North 81 degrees 51 minutes 45 seconds West a distance of 177.02 feet to a point on the Northerly right of way line of Wildwood Way (60 foot right of way), according to Country View Estates, Phase II, as recorded in Map Book 13, Page 137, in the Office of the Judge of Probate, Shelby County, Alabama; thence South 8 degrees 07 minutes 49 seconds West a distance of 209.0 feet; thence South 81 degrees 52 minutes 11 seconds East a distance of 555.62 feet to a point on the West line of said Fractional Section 23; thence North 52 degrees 43 minutes 15 seconds East a distance of 493.47 feet; thence North 42 degrees 14 minutes 46 seconds West a distance of 122.0 (122.01 feet- map); thence North 42 degrees 10 minutes 10 seconds West a distance of 120.05 (120.17 feet- map); thence North 42 degrees 20 minutes 51 seconds West a distance of 119.80 feet (119.95 feet- map); thence North 42 degrees 05 minutes 11 seconds West a distance of 126.79 feet (126.95 feet- map); thence North 42 degrees 17 minutes 59 seconds West a distance of 112.33 feet (112.30 feet- map); thence North 42 degrees 09 minutes 35 seconds West a distance of 193.30 feet (193.58 feet- map) to the point of beginning.

LESS AND EXCEPT:

A parcel of land situated in the East 1/4 of Fractional Section 22, Township 22 South, Range 2 West, Shelby County, Alabama; and being more particularly described as follows:

Commence at the NE corner of the SE 1/4 of the NE 1/4 of above said Section, Township and Range; thence N 08 degrees 39 minutes 45 seconds East, a distance of 479.91 feet; thence North 81 degrees 49 minutes 14 seconds West a distance of 80.96 feet to the point of beginning; thence continue along the last described course a distance of 300.00 feet; thence N 08 degrees 10 minutes 46 seconds E a distance of 435.60 feet; thence South 81 degrees 49 degrees 14 East a distance of 300.00 feet; thence South 08 degrees 10 minutes 46 seconds West, a distance of 436.60 feet to the point of beginning.

Also and included is a 20 foot Ingress/Egress Drainage and Utility easement lying parallel with and 10 feet on either side of the following described centerline:

Commence at the NE corner of the SE 1/4 of the NE 1/4 of above said Section, Township and Range; thence N 08 degrees 39 minutes 49 seconds E a distance of 479.91 feet; thence North 81 degrees 49 minutes 14 seconds West, a distance of 380.98 feet; thence North 08 degrees 10 minutes 46 seconds East a distance of 52.58 feet to the point of beginning, said point also being the beginning of a curve to the right having a radius of 317.87 feet; a central angle of 03 degrees 15 minutes 12 seconds; and subtended by a chord which bears North 85 degrees 44 minutes 55 seconds West and a chord distance of 18.05 feet; thence along the arc of said curve a distance of 18.05 feet to a point, said point being the beginning of a reverse curve to the left, having a radius of 134.72 feet a central angle of 30 degrees 27 minutes 16 seconds, and subtended by a chord which bears South 80 degrees 39 minutes 03 seconds West, and a chord distance of 70.77 feet; thence along the arc of said curve 71.60 feet to a point, said point being the beginning of a reverse curve to the right having a radius of 218.19 feet, a central angle of 13 degrees 09 minutes 28 seconds, and subtended by a chord which bears South 72 degrees 00 minutes 09 seconds West and a chord distance of 50.00 feet; thence along the arc of said curve, a distance of 50.11 feet to a point said point being the beginning of a reverse curve to the left having a radius of 553.34 feet, a central angle of 05 degrees 27 minutes 35 seconds, and subtended by a chord which bears South 75 degrees 51 minutes 06 seconds West, and a chord distance of 52.71 feet; thence along the arc of said curve, a distance of 52.73 feet to a point, said point being the beginning of a reverse curve to the right having a radius of 103.49 feet, a central angle of 21 degrees 57 minutes 31 seconds and subtended by a chord which bears South 84 degrees 06 minutes 04 seconds West and a chord distance of 39.42 feet; thence along the arc of said curve, a distance of 39.66 feet to a point, said point being the beginning of a reverse curve to the left, having a radius of 180.84 feet, a central angle of 15 degrees 07 minutes 32 seconds, and subtended by a chord which bears South 87 degrees 31 minutes 03 seconds West and a chord distance of 47.60 feet; thence along the arc of said curve, a distance of 47.74 feet to the end of said easement.