

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Jeffery Marquess
(Address) 722 Hwy 63
Calera, AL 35040

This instrument was prepared by:

Form 1-1-27 Rev. 4/99

WARRANTY DEED - Stewart Title Insurance Corporation of Houston, Texas

STATE OF ALABAMA
Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

20030709000432270 Pg 1/1 16:00
Shelby Cnty Judge of Probate, AL
07/09/2003 09:01:00 FILED/CERTIFIED

That in consideration of Five Hundred and no/100 -----dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we ,
Jim Marquess, a married man

(herein referred to as grantor, whether one or more), bargain, sell and convey unto

Jeffery Marquess

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Commence at the NW corner of the SE 1/4 of the NW 1/4 of Section 20, Township 22 South, Range 2 West; thence run South 86 degrees 44 minutes 27 seconds East for 149.79 feet; thence run South 84 degrees 51 minutes 41 seconds East for 83.10 feet; thence run South 86 degrees 09 minutes 57 seconds East for 344.41 feet to the point of beginning; thence run South 86 degrees 11 minutes 00 seconds East a distance of 697.45 feet; thence run South 07 degrees 08 minutes 41 seconds for 467.05 feet; thence run North 63 degrees 06 minutes 33 seconds West for 699.33 feet; thence run North 04 degrees 10 minutes 00 seconds East a distance of 194.06 feet to the point of beginning.

According to the survey of Rodney Shiflett, dated May 22, 2003.
Said parcel to be known as Lot 3, according to the unrecorded map of Marquess Subdivision.
Together with an easement across the existing driveway leading from the East boundary of Shelby County #63 to the Westerly boundary of caption lands, as shown on proposed map of Marquess Subdivision.

Subject to taxes for 2003 and subsequent years, easements, restrictions, rights of way and permits of record.

Jim Marquess is the surviving grantee in that certain deed recorded in Deed Book #89 Page 341, in Probate Office of Shelby County, AL. The other grantee, Mary Nell Marquess is TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. deceased, having died May 2, 1997

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 3rd day of July, 2003.

(Seal) Jim Marquess (Seal)
(Seal) Jim Marquess (Seal)
(Seal) (Seal)

STATE OF ALABAMA
Shelby COUNTY }

General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jim Marquess 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 3rd day of July A.D., 2003

Letty Whisenant
MY COMMISSION EXPIRES APRIL 25, 2008