



*Certified as true and correct
Leslie McHugh
Moseley & Associates*

SEND TAX NOTICE TO: JIM CLEARMAN
1883 HIGHWAY 26
ALABASTER, ALABAMA 35007

WARRANTY DEED

STATE OF ALABAMA,
SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$178,000.00 and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, **GEORGE TRAVIS OWENS and TARYN B. OWENS, HUSBAND AND WIFE**, (herein referred to as GRANTOR(S)), do hereby GRANT, BARGAIN, SELL and CONVEY unto **JIM CLEARMAN**, (herein referred to as GRANTEE(S)), their heirs and assigns, the following described real estate, situated in the County of SHELBY, and State of Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

\$142,400.00 and \$17,800.00 of the above consideration was paid from the proceeds of those mortgages closed simultaneously herewith.

Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 17th day of July, 2003.

WITNESS:

George Travis Owens (L.S.)
GEORGE TRAVIS OWENS
Taryn B. Owens (L.S.)
TARYN B. OWENS

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said State hereby certify that GEORGE TRAVIS OWENS and TARYN B. OWENS, HUSBAND AND WIFE, whose name(s) are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand official seal this 17th day of July, 2003.

Christopher P. Moseley

Notary Public
My commission expires:

Prepared by:
CHRISTOPHER P. MOSELEY
MOSELEY & ASSOCIATES, P.C.
3800 COLONNADE PARKWAY, SUITE 630
BIRMINGHAM, AL 35243

**CHRISTOPHER P. MOSELEY
MY COMMISSION EXPIRES 10/27/05**

Moseley

EXHIBIT "A"

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER SECTION 16, TOWNSHIP 21 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA AND RUN THENCE SOUTHERLY ALONG THE WEST LINE OF SAID QUARTER-QUARTER A DISTANCE OF 454.79' TO A STEEL REBAR CORNER; THENCE TURN 87 DEGREES 29 MINUTES 09 SECONDS LEFT AND RUN EASTERLY A DISTANCE OF 334.90' TO A STEEL REBAR CORNER; THENCE TURN 87 DEGREES 29 MINUTES 09 SECONDS RIGHT AND RUN SOUTHERLY A DISTANCE OF 575.97' TO A STEEL REBAR CORNER ON THE NORTHERLY MARGIN OF SHELBY COUNTY HIGHWAY NO. #26, THENCE TURN 69 DEGREES 24 MINUTES 54 SECONDS LEFT AND RUN EAST-SOUTHEASTERLY ALONG SAID MARGIN OF SAID HIGHWAY A DISTANCE OF 152.75' TO THE P.C. OF A CURVE TO THE RIGHT; THENCE TURN 04 DEGREES 10 MINUTES 46 SECONDS RIGHT TO CHORD AND RUN SOUTHEASTERLY A CHORD DISTANCE OF 67.42' TO A STEEL REBAR CORNER; THENCE TURN 124 DEGREES 49 MINUTES 14 SECONDS LEFT FROM CHORD AND RUN NORTH-NORTHWESTERLY A DISTANCE OF 1,127.07' TO A STEEL REBAR CORNER ON THE NORTH LINE OF SAME SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16; THENCE TURN 78 DEGREES 03 MINUTES 29 SECONDS LEFT AND RUN WESTERLY ALONG SAID QUARTER-QUARTER LINE A DISTANCE OF 354.52' TO THE POINT OF BEGINNING.