

**This instrument was prepared by:**

(Name) Townes, Woods, and Roberts, P.C.  
(Address) P.O. Box 96  
Gardendale, AL 35071

**Send Tax Notice to:**

(Name) Emmett H. Parker, Sr.  
(Address) \_\_\_\_\_

**WARRANTY DEED**

**STATE OF ALABAMA**

JEFFERSON

COUNTY

} "WITHOUT TITLE OPINION"

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Dollar and other good and valuable consideration-----(\$1.00)---DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,  
Emmett H. Parker, Sr. and wife, Catherine I. Parker

(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto  
Emmett H. Parker, Sr.

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

See "Exhibit A" attached herewith for legal description.

Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.



20030801000498250 Pg 1/5 28.00  
Shelby Cnty Judge of Probate, AL  
08/01/2003 11:45:00 FILED/CERTIFIED

**TO HAVE AND TO HOLD,** To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors 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 29th  
day of May, XX 2003

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

Emmett H. Parker  
Emmett H. Parker, Sr. (Seal)

Catherine I. Parker  
Catherine I. Parker (Seal)

\_\_\_\_\_  
(Seal)

**STATE OF ALABAMA**

JEFFERSON

County

} General Acknowledgment

I, \_\_\_\_\_ the undersigned \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that Emmett H. Parker, Sr. and wife, Catherine I. Parker, 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 and official seal, this 29th day of May, XX 2003

2/05/06

My Commission Expires:

[Signature]  
Notary Public

## EXHIBIT A

### Parcel #1:

From a 5/8" rebar accepted as the S.E. corner of the NW ¼ - NE ¼ of Section 8, T 18 S – R 1 E, run thence North along the accepted East boundary of said NW ¼ - NE ¼ a distance of 925.46 feet to a ½ " rebar, being the point of beginning of herein described parcel of land; thence turn 89 degrees 53 minutes 05 seconds right and run 197.34 feet to a 5/8" rebar; thence turn 90 degrees 00 minutes 31 seconds left and run 183.55 feet to a 5/8" rebar; thence turn 18 degrees 48 minutes 30 seconds left and run 339.61 feet to a point on the South boundary of Shelby County Highway #41 (80' ROW), said point being on a curve concave left, having a delta angle of 19 degrees 10 minutes 15 seconds and tangents of 473.25 feet; thence turn 87 degrees 34 minutes 48 seconds left and run a chord distance of 251.46 feet to a ½" rebar on said curve boundary; thence turn 94 degrees 40 minutes 09 seconds left and run 220.16 feet to a ½" rebar; thence turn 03 degrees 03 minutes 08 seconds right and run 240.36 feet to the point of beginning of herein described parcel of land, containing 2.62 acres, situated in the N ½ - NE ¼ of Section 8, T 18 S – R 1 E, and the S ¼ - SE ¼ of Section 5, T 18 S – R 1 E, Shelby County, Alabama.

### Parcel #2:

From a 5/8" rebar accepted as the S.E corner of the NW ¼ - NE ¼ of Section 8, T 18 S – R 1 E, run thence North along the accepted East boundary of said NW ¼ - NE ¼ a distance of 925.46 feet to a ½" rebar, thence turn 18 degrees 07 minutes 46 seconds left and run 240.36 feet to a ½" rebar, being the point of beginning of herein described parcel of land; thence turn 03 degrees 03 minutes 08 seconds left and run 220.16 feet to a ½" rebar on the South boundary of Shelby County Highway #41 (80' ROW) said point being on a curve concave left, having a delta angle of 19 degrees 10 minutes 15 seconds and tangents of 473.25 feet; thence turn 89 degrees 56 minutes 50 seconds left and run a chord distance of 200.00 feet to a ½" rebar on said curve boundary; thence turn 90 degrees 03 minutes 10 seconds left and run 220.53 feet to a ½" rebar; thence turn 90 degrees 03 minutes 14 seconds left and run 200.00 feet to the point of beginning of herein described parcel of land, containing 1.01 acres, situated in the NW ¼ - NE ¼ of Section 8, T 18 S – R 1 E, and the SW ¼ - SE ¼ of Section 5, T 18 S – R 1 E, Shelby County, Alabama.

### Parcel #3:

From a 5/8" rebar accepted as the SE corner of the NW ¼ - NE ¼ of Section 8, T 18 S – R 1 E, being the point of beginning of herein described parcel of land; run thence West along the accepted South boundary of said NW ¼ - NE ¼ a distance of 100.00 feet to a ½" rebar; thence turn 91 degrees 24 minutes 07 seconds left and run 67.01 feet to a ½" rebar; thence turn 91 degrees 24 minutes 07 seconds right and run 1217.74 feet to a ½" rebar on the accepted West boundary of the SW ¼ - NE ¼ of said Section 8; thence turn 89 degrees 00 minutes 08 seconds right and run 67.00 feet along the accepted West boundary of said SW ¼ - NE ¼ to the accepted SW corner of the NW ¼ - NE ¼ of Said Section 8; thence continue along said course and the accepted West boundary of said NW ¼ - NE ¼ a distance of 479.49 feet to a 5/8" rebar; thence turn 66 degrees 07 minutes 53 seconds right and run 275.12 feet to a ½" rebar; thence turn 01 degrees 58 minutes 52 seconds right and run 317.55 feet to a ½" rebar; thence turn 20 degrees 48 minutes 00 seconds left and run 125.78 feet to a ½" rebar; thence turn 15 degrees 46 minutes 31 seconds left and run 232.00 feet to a ½" rebar; thence turn 04 degrees 36 minutes 10 seconds left and run 254.68 feet to a ½" rebar on the South boundary of Shelby County Highway #41 (80' ROW), said point being on a curve concave, right, having a delta angle of 19 degrees 10 minutes 15 seconds and tangents of 473.25 feet; thence turn 37 degrees 45 minutes 41 seconds right and run a chord distance of 24.49 feet to a point on said curve boundary; thence turn 01 degrees 04 minutes 21 seconds right and run a chord distance of 80.42 feet to a ½" rebar on said curve boundary; thence turn 93 degrees 03 minutes 54 seconds right and run 220.53 feet to a ½" rebar; thence turn 90 degrees 03

minutes 14 seconds left and run 200.00 feet to a ½” rebar; thence turn 93 degrees 06 minutes 22 seconds right and run 240.36 feet to a ½” rebar on the accepted East boundary of the NW ¼ - NE ¼ of said Section 8; thence turn 18 degrees 07 minutes 46 seconds right and run 925.46 feet along the accepted East boundary of said NW ¼ - NE ¼ to the point of beginning of herein described parcel of land, containing 28.06 acres, situated in the W ½ - NE ¼ of Section 8, T 18 S – R 1 E, Shelby County, Alabama.

Less and except the following described TRACT I:

TRACT I

Commence at the SW corner of the SW ¼ of the NE ¼ of Section 8, Township 18 South, Range 1 East and run North along West line of said ¼ - ¼ section, 1640 feet; thence right 90 degrees and run 30 feet to the Point of Beginning; thence continue along last described course 208.71 feet; thence right 90 degrees and run 208.71 feet; thence right 90 degrees and run 208.71 feet; thence right 90 degrees and run 208.71 feet to the Point of Beginning.

Parcel #4:

From a 5/8” rebar accepted as the N.E. corner of the SW ¼ -NE ¼ of Section 8, T18S-R1E, run thence West along the accepted North boundary of said SW ¼ -NE ¼ a distance of 100.00 feet to a ½” rebar; thence turn 91°24’07” left and run 67.01 feet to a ½ rebar, being the point of beginning of herein described parcel of land; thence turn 91°24’07” right and run 1217.74 feet to a ½” rebar on the accepted West boundary of said SW ¼ - NE 1/4; thence turn 90°59’52” left and run 1252.06 feet along the accepted West boundary of said SW ¼ - NE ¼ to a 1.5” pipe accepted as the NW corner of the NW ¼ - SE ¼ of said Section 8; thence turn 00°55’31” right and run 100.64 feet along the accepted West boundary of the NW ¼ - SE ¼ of said Section 8 to a point in the center of Shoal Creek; thence turn 146°35’07” left and run 78.93 feet along said creek centerline and the following courses; 43°30’49” left for 119.66 feet; 52°15’20” right for 32.02 feet; 78°48’44” right for 104.44 feet; 14°59’30” right for 103.99 feet; 46°34’20” left for 64.28 feet; 76°38’37” right for 62.22 feet; 23°14’43” left for 90.52 feet; 34°59’30” right for 50.95 feet; 33°08’55” left for 138.40 feet; 45°49’39” left for 46.11 feet; 21°46’01” left for 29.16 feet; 47°08’11” left for 52.01 feet; 31°24’18” left for 51.90 feet; 59°23’37” right for 27.00 feet; 60°58’30” left for 26.20 feet; 70°20’52” left for 65.26 feet; 111°52’08” right for 26.41 feet; 34°04’26” right for 85.61 feet; 80°29’48” left for 98.41 feet; 23°16’27” left for 83.52 feet; 61°37’32” left for 31.45 feet; 68°37’13” right for 27.75 feet; 44°59’27” right for 123.47 feet; 47°37’01” right for 81.35 feet; 62°30’50” left for 47.88 feet; 54°10’29” left for 116.99 feet; 91°12’12” right for 64.74 feet; 04°42’55” right for 83.05 feet; 37°18’02” right for 85.97 feet; 24°42’05” left for 86.21 feet; 61°43’40” right for 84.28 feet; 80°22’51” left for 104.73 feet; 81°07’07” right for 91.33 feet; 42°24’46” left for 241.44 feet; thence turn 18°28’06” left and run 232.10 feet along said creek centerline to a point on the accepted East boundary of the SW ¼ - NE ¼ of said Section 8; thence turn 52°04’55” left and run 408.98 feet along the accepted East boundary of said SW ¼ - NE ¼ to a ½” rebar; thence turn 88°35’53” left and run 100.00 feet to a 5/8” rebar; thence turn 88°35’53” right and run 32.99 feet to the point of beginning of herein described parcel of land, containing 28.00 acres, situated in the W ½ of the E ½ of Section 8, T18S-R1E, Shelby County, Alabama. Also, a varying width easement for ingress and egress description to-wit: From a ½” rebar at the NW corner of aforescribed parcel of land, being the point of beginning of herein described varying width easement; run thence East along the North boundary of aforescribed parcel of land a distance of 30.00 feet; thence turn 90°59’52” left and run 543.88 feet; thence turn 66°07’53” right and run 248.70 feet; thence turn 01°58’52” right and run 320.04 feet; thence turn 20°48’00” left and run 130.61 feet; thence turn 15°46’31” left and run 234.68 feet; thence turn 04°36’10” left and run 274.64 feet to a point on the South boundary of Shelby County Highway #41 (80’ ROW), said point being on a curve concave left, having a delta angle of 19°10’15” and tangents of 473.25 feet; thence turn 142°14’19” left and run a chord distance of 24.49 feet to a ½” rebar on said curve boundary; thence

turn 37°45'41" left and run 254.68 feet to a ½" rebar thence turn 04°36'10" right and run 232.00 feet to a ½" rebar; thence turn 15°46'31" right and run 125.78 feet to a ½" rebar; thence turn 20°48'00" right and run 317.55 feet to a ½" rebar; thence turn 01°58'52" left and run 275.12 feet to a 5/8" rebar; thence turn 66°07'53" left and run 546.49 feet to the point of beginning of herein described varying width easement for ingress and egress.

Less and except the following described Tracts II, III, & IV:

#### TRACT II

A parcel of land situated in the SW ¼ of the NE ¼ and the NW ¼ of the NE ¼ of Section 8, Township 18 South, Range 1 East, being more particularly described as follows:

Commence at the NW corner of the SW ¼ of the NE ¼ of Section 8, Township 18 South, Range 1 East; thence run easterly along the north line of said ¼ - ¼ section for a distance of 561.82 feet; thence right 90 degrees and run in a southerly direction for a distance of 399.08 feet to the POINT OF BEGINNING; thence continue along the last described course for a distance of 210.00 feet; thence left 90 degrees for a distance of 210.00 feet; thence left 90 degrees for a distance of 210.00 feet; thence left 90 degrees for a distance of 210.00 feet to the POINT OF BEGINNING.

Also, a 30-foot ingress, egress, and utility easement described as follows:

Commence at the NW corner of the SW ¼ of the NE ¼ of Section 8, Township 18 South, Range 1 East; thence run easterly along the north line of said ¼ - ¼ section for a distance of 561.82 feet; thence right 90 degrees for a distance of 399.08 feet; thence continue along the last described course for a distance of 30.00 feet to the POINT OF BEGINNING of a 30 feet Ingress, Egress, and Utility easement lying to the north, east, or southeasterly of and parallel to described easement line; thence 90 degrees for a distance of 548.23 feet; thence right 88 degrees 11 minutes 08 seconds for a distance of 446.67 feet; thence 0 degrees 41 minutes 40 seconds for a distance of 470 feet more or less; thence right 66 degrees 08 minutes 10 seconds for a distance of 274.68 feet; thence right 1 degree 57 minutes 54 seconds for a distance of 317.55 feet; thence left 20 degrees 48 minutes 00 seconds for a distance of 125.78 feet; thence left 15 degrees 46 minutes 31 seconds for a distance of 232.00 feet; thence left 4 degrees 36 minutes 10 seconds for a distance of 252.75 feet to a point on the southerly right-of-way line of Shelby County Hwy. No. 41 (80 feet ROW), also being the end of said easement.

#### TRACT III

Commence at the SW corner of the SW ¼ of the NE ¼ of Section 8, Township 18 South, Range 1 East and run North along the West line of said ¼ - ¼ section 372.0 feet; thence 90 degrees right and run 325 feet to the point of beginning; thence continue along last described course 208.71 feet; thence right 90 degrees and run 208.71 feet; thence right 90 degrees and run 208.71 feet; thence right 90 degrees and run 208.71 feet to the point of beginning.

#### TRACT IV

A parcel of land situated in the SW ¼ of the NE ¼ of Section 8, Township 18 South, Range 1 East, Huntsville Principal Meridian, Shelby County, Alabama, being more particularly described as follows: Commence at the Southwest corner of said quarter of the quarter section; thence North 0 degrees 00' 00" East along and with the West line of said quarter-quarter section, 689.73 feet to a point; thence South 85 degrees 57' 55" East, leaving said West line, 380.82 feet to a capped rebar set by Jerry O. Peery and the point of beginning; thence continue South 85 degrees 57' 55" East 106.40 feet to a capped rebar set by Jerry O. Peery; thence South 52 degrees 55' 36" East 155.45 feet to a capped rebar set by Jerry O. Peery; thence South 13 degrees 19' 01" East 61.36 feet to a capped rebar set by Jerry O. Peery; thence South 13 degrees 33' 29" East 20.00 feet, more or less, to a point in the center of Shoal Creek; thence South 72 degrees 14' 26" West, along and with the center of said creek 95.55 feet to a point; thence South 26 degrees 03' 18" West along and with the center of said creek, 56.99 feet to a point; thence North 56 degrees 36' 53" West, leaving said creek, 27.00 feet to a capped rebar set by Jerry O. Peery; thence North 60 degrees 36' 28" West 216.85 feet to a capped rebar set by Jerry O. Peery; thence North 29 degrees 29' 32" East 90.83 feet to a capped rebar set by Jerry

O. Peery; thence North 2 degrees 45' 44" West 143.63 feet to a point; thence North 16 degrees 07' 28" West 73.14 feet to a point; thence North 32 degrees 59' 17" West 63.01 feet to a point; thence North 17 degrees 37' 43" West 59.35 feet to a point; thence North 87 degrees 30' 34" East 31.8 feet to a point; thence South 17 degrees 37' 43" East 47.19 feet to a point; thence South 32 degrees 59' 17" East 63.41 feet to point; thence South 16 degrees 07' 28" East 81.10 feet to a point; thence South 2 degrees 45' 44" East 99.42 feet to a capped rebar set by Jerry O. Peery; thence North 29 degrees 23' 32" East 12.80 feet to the point of beginning. Containing 1.38 acres, more or less.

Emmett H. Kachan  
Cathleen J. Parker