

This instrument was prepared by: CONWILL & JUSTICE
P. O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of One Dollar and exchange of property to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **DON MINSHEW and PAT MINSHEW**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **WILLIAM WAYNE BOOTH and BILLIE ANN BOOTH** (herein referred to as grantee, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

All that part of the NE 1/4 of the SW 1/4, the SE 1/4 of the SW 1/4, the SW 1/4 of the SE 1/4, the NW 1/4 of the SE 1/4, SW 1/4 of the SW 1/4 and the NE 1/4 of the SE 1/4 of Section 32, Township 20 South, Range 3 West, lying South of the centerline of Shelby County Highway 266, and East of the following described line:
Commence at the intersection of the centerline of Shelby County Highway 91 and the centerline of County Highway 266; thence run in a Southerly direction along the centerline of Shelby County Highway 266 a distance of 2255 feet to the point of beginning of said described line; thence run in a Southwesterly direction 2500 feet, more or less, to a point on the South line of said Section 32, said point being 900 feet East of the Southwest corner of said Section 32.

ALSO, A 100 foot easement for utilities and ingress and egress, the centerline of said easement being described as follows:
Commence at a point on the centerline of Shelby County Highway 91, which lies 50 feet East of the West line of the SW 1/4 of the SW 1/4 of said Section 32; thence run South, parallel to the West line of said Section line a distance of 800 feet to a point; thence run East and parallel to the South line of said Section 32 a distance of 1000 feet, more or less, to the East property line of the property above described.

LESS AND EXCEPT the following described parcel:

A part of the SW 1/4 of the SE 1/4 and the NW 1/4 of the SE 1/4 of Section 32, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Beginning at the Northeast corner of the SW 1/4 of the SE 1/4 of Section 32, Township 20 South, Range 3 West, Shelby County, Alabama, and run thence Northerly along the East line of the NW 1/4 of the SE 1/4 of same said Section 32 a distance of 15.0 feet to a point; thence turn a deflection

angle of 88 deg. 18 min. 43 sec. left and run Westerly 15.0 feet North of and parallel with the South line of the NW 1/4 of the SE 1/4 of said Section 32 a distance of 350.0 feet to a point, thence turn a deflection angle of 91 deg. 41 min. 17 sec. left and run Southerly a distance of 613.13 feet to a point, thence turn a deflection angle of 88 deg. 18 min. 43 sec. left and run Easterly a distance of 350.00 feet to a point on the East line of the SW 1/4 of the SE 1/4 of said Section 32, thence turn a deflection angle of 91 deg. 41 min. 17 sec. left and run Northerly along the said East line of the said SW 1/4 of the SE 1/4 a distance of 598.13 feet to the point of beginning, containing 5.117 acres and subject to any and all easements, agreements, rights of ways, restrictions and/or limitations of probated record or applicable law.

This parcel contains 123 acres, more or less.

The above described property does not constitute any part of Grantors' homestead.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And we do, for ourselves, and for our heirs, executors and administrators, covenant with said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and 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, we have hereunto set our hands and seals this 29th day of July, 2003.

Don H. Minshew (Seal)
Don Minshew

Pat H. Minshew (Seal)
Pat Minshew


State of Alabama

General Acknowledgment

Shelby County

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Don Minshew and Pat Minshew, whose names 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 July, 2003.


Notary Public

Grantees' address:

1141 Fox Valley Farms Road
Maylene, Alabama 35114