

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

WARRANTY DEED

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 ANN BOOTH**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **PAT MINSHEW** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

All of the SW 1/4 of the SW 1/4, the NW 1/4 of the SW 1/4, the SW 1/4 of the NW 1/4, the SE 1/4 of the NW 1/4, the NE 1/4 of the SW 1/4 and the SE 1/4 of the SW 1/4 of Section 32, Township 20 South, Range 3 West, lying West of Shelby County Highway 266, South of Highway 91, West 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; said property also South of the following described line

Said line being 60 feet South of and parallel to the South line of the property conveyed to J. H. Minshew and Willene Minshew in Deed Book 319, Page 244 in the Probate Court of Shelby County, Alabama. Said line runs from the East line of Highway 91 in a Southeasterly direction 900 feet, more or less, to the centerline of Highway 266.

LESS AND EXCEPT the following described parcel:

ALSO, beginning at a point on West line approximately 648 feet South of NW corner of SW 1/4 of NW 1/4, running North 88 deg. 54 min. East a distance of 79 feet; thence South 87 deg. 28 min. East a distance of approximately 523 feet; thence South 84 deg. 50 min. East a distance of 270 feet; thence South 5 deg. 10 min. West a distance of 325 feet; thence North 84 deg. 50 min. West a distance of 270 feet; thence North 5 deg. 10 min. East a distance of 60 feet; thence North 87 deg. 28 min. West a distance of 561 feet; thence North 1 deg. 06 min. West along West line, a distance of approximately 275 feet to point of beginning, containing 5 acres, more or less.

SUBJECT TO the following easement:

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 SW 1/4 of he 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 conveyed to Ann Booth.

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 grantee, his, her or their heirs and assigns forever.

And we do, for ourselves, and for our heirs, executors and administrators, covenant with said grantee, his, her or 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 grantee, his, her or 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 L. Minshew (Seal)
Don Minshew

Ann Booth (Seal)
Ann Booth

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 Ann Booth, 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.

[Signature]
Notary Public

Grantee's address:

2677 Coalmont Road
Helena, Alabama 35080