

This instrument prepared by:  
Hewitt L. Conwill  
CONWILL & JUSTICE  
106 S. Main Street  
Post Office Box 557  
Columbiana, Alabama 35051

SEND TAX NOTICE TO:  
  
2680 Coalmont Road  
Helena, Alabama 35080

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA     )  
SHELBY COUNTY         )

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of **ONE DOLLARS (\$1.00)** and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, ANN BOOTH and PAT MINSHEW, do grant, bargain, sell and convey unto DON MINSHEW, and wife, CONNIE MINSHEW, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to wit:

*All that part of the SE 1/4 of the NW 1/4; NE 1/4 of the SW 1/4; NW 1/4 of the SE 1/4; NE 1/4 of the SE 1/4 and the South 1/2 of the NE 1/4 lying north of the centerline of Shelby County Highway 266 in Section 32, Township 20 South, Range 3 West; and*

*All that part of the SW 1/4 of the NW 1/4 of Section 32, Township 20 South, Range 3 West lying North and West of Shelby County Highway 91; also*

*All that part of the South 1/2 of the NW 1/4 of Section 32, Township 20 South, Range 3 West lying North of the line described as follows: Said line being 60' 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' more or less to the centerline of Highway 266.*

**LESS AND EXCEPT:**

*Beginning at a point on West line 327 feet South of Northwest corner of SW 1/4 of NW 1/4 running North 89 deg. 49 min. East a distance of 457 feet; thence South 66 deg. 19 min. East a distance of 208 feet; thence South 37 deg. 41 min. East a distance of 349 feet; thence North 82 deg. 46 min. West a distance of 423.8 feet; thence South 89 deg. 57 min. West a distance of approximately 436 feet to West line of SW 1/4 of NW 1/4; thence North 1 deg. 06 min. West along said line approximately 291 feet to point of beginning, containing 5 acres, more or less.*

*Begin at the Northeast corner of the SW 1/4 of the NW 1/4 of Section 32, Township 20 South, Range 3 West, thence run West along the North boundary line of the said SW 1/4 of the NW 1/4 of Section 32, Township 20 South, Range 3 West for 137.17 feet; thence turn an angle of 94 deg. 38 min. to the left and run Southerly 336.50 feet; thence turn an angle of 85 deg. 22 min. to the left and run Easterly 191.34 feet; thence turn an angle of 94 deg. 38 min. to the left and run Northerly 336.50 feet to a point on the North boundary line of the SE 1/4 of the NW 1/4 of Section 32, Township 20 South, Range 3 West; thence turn an angle of 85 deg. 22 min. to the left and run Westerly along the North boundary of SE 1/4 of the NW 1/4, Section 32, Township 20 South, Range 3 West for 54.17 feet to the point of beginning. This land being a part of the SW 1/4 of the NW 1/4 and a part of the SE 1/4 of the NW 1/4 of Section 32, Township 20 South, Range 3 West and being 1.478 acres, more or less, EXCEPTING however from the above described land, all instruments of record. All of the above described property is located in Section 32, Township 20, Range 3 West, Shelby County, Alabama.*

*Beginning at an iron pin at the SE corner of the NW 1/4 of SE 1/4 of Section 32, Township 20 South, Range 3 West, thence run North along forty line a distance of 325 feet, thence along telephone line North 60 deg. 00 min. West a distance of 743.42 feet, thence along same telephone line South 88 deg. 30 min. West a distance*

distance of 1593.00 feet to a point which is the point of beginning for the described lot, thence South 32 deg. 00 min. West a distance of 378.00 feet to a point along County dirt road, thence North 33 deg. 50 min. West a distance of 378.00 feet along County dirt road to a point, thence North 37 deg. 37 min. East a distance of 167.00 feet to a point, thence south 83 deg. 30 min. East a distance of 255.00 feet to a point adjacent to a large rock protruding out of the ground, thence South 13 deg. 30 min. East a distance of 137.42 feet to the point of beginning. This land being and lying in the NW 1/4 of the SE 1/4 of Section 32, Township 20 South, Range 3 West and containing 2.4 acres, more or less.

Begin at the northwest corner of the SE 1/4 of the NW 1/4 of Section 32, Township 20 South, Range 3 West, thence easterly along the north boundary of said 1/4-1/4 section 54.17 feet to the point of beginning; thence continue easterly along said north boundary 175.00 feet; thence right 99 deg. 15 min. in a southwesterly direction 339.83 feet; thence right 80 deg. and 45 min. in a westerly direction 63.34 feet; thence right 85 deg. and 22 minutes in a northerly direction 336.50 feet to the point of beginning, containing 0.92 of an acre, more or less.

Begin at the northwest corner of the SE 1/4 of the NW 1/4 of Section 32, Township 20 South, Range 3 West; thence easterly along the north boundary of said 1/4-1/4 section 229.17 feet; thence right 99 deg. and 15 min. in a southwesterly direction 339.83 feet to the point of beginning; thence continue southwesterly along same course 162.29 feet; thence right 96 deg. and 07 minutes in a northwesterly direction 270.64 feet; thence right 94 deg. and 44 minutes in a northeasterly direction 94.20 feet; thence right 69 degrees and 54 minutes in an easterly direction 254.68 feet to the point of beginning, containing 0.79 of an acre, more or less.

This parcel contains 123 acres, more or less.

The property herein conveyed is not the homestead of the Grantors.

TO HAVE AND TO HOLD to the said Grantee,s as joint tenants with right of survivorship.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we shall and our heirs, executors and administrators shall warrant and defend the same to the said Grantee against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunder set my hand and seal, this 1<sup>st</sup> day of August, 2003.

Witness

Ann Booth

ANN BOOTH

Witness

Pat M. Minshew

PAT MINSHEW

STATE OF ALABAMA  
SHELBY COUNTY

ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ann Booth 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1<sup>st</sup> day of August, 2003.

Howell

Notary Public

My Commission Expires: 9-21-2004