
STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED

20030808000519130 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
08/08/2003 10:01:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **EUGENE T. HARRIS**, and wife, **JANICE HARRIS** and **MICHELLE C. HARRIS**, an unmarried woman (herein referred to as "Grantor"), do hereby grant, bargain, sell and convey unto **PHILLIP WHITTEN** (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the NW corner of the SW 1/4 of the NW 1/4 of Section 15, Township 24 North, Range 15 East, Shelby County, Alabama; thence run in an Easterly direction along the North line of said 1/4 - 1/4 for 285.96 feet to an iron pin and the point of beginning of the parcel herein described; thence with a deflection angle to the right of 65 deg. 33 min. 27 sec. run 1554.21 feet to an iron pin on the North margin of Shelby County Highway No. 311; thence with an interior angle to the right of 69 deg. 11 min. 05 sec. run 131.50 feet along the North margin of said road to a point; thence with an interior angle to the right of 182 deg. 26 min. 24 sec. run 535 feet along the North margin of said road to a point which marks the intersection of the North margin of said road with the west margin of Shelby County Highway No. 47; thence with an interior angle to the right of 109 deg. 08 min. 04 sec. run 303.57 feet along the West margin of Shelby County Highway No. 47 to a point; thence with an interior angle to the right of 178 deg. 55 min. 00 sec. run 711.33 feet along the West margin of said road to an iron pin located on the North line of the aforementioned 1/4-1/4; thence with an interior angle to the right of 114 deg. 46 min. 00 sec. run 744.84 feet in Westerly direction along the North line of said 1/4-1/4 to an iron pin and the point of beginning; said parcel lies entirely in Section 15, Township 24 North, Range 15 East, Shelby County, Alabama.

Mineral and mining rights excepted.

LESS AND EXCEPT THE FOLLOWING:

Commence at the Northwest corner of the SW 1/4 of the NW 1/4 of Section 15, Township 24 North, Range 15 East; thence run East, along the North line of said 1/4 - 1/4 Section, a distance of 1030.80 feet, to the West right of way line of Shelby County Highway No. 47; thence turn a deflection angle of 65 deg. 14 min. 00 sec. to the right and run along said right of way, a distance of 711.33 feet; thence turn a deflection angle of 01 deg. 05 min. 00 sec. to the right and continue along said right of way a distance of 93.57 feet, to the point of beginning; thence continue in the same direction, along said Highway right of way a distance of 210.0 feet, to the Northwest right of way of Shelby County Highway No. 311, known as Bay Springs Road; thence turn a deflection angle of 71 deg. 51 min. 06 sec. to the right and run along said Highway No. 311, a distance of 710.56; thence turn a deflection angle of 107 deg. 23 min. 21 sec. to the right and run a distance of 431.52; thence turn a deflection angle of 90 deg. 46 min. 21 sec. to the right and run a distance of 680.93 feet, to the Southwest right of way of Shelby County Highway No. 47, and the point of beginning. Situated in the S1/2 of the NW1/4 and the NW1/4 of the SW1/4 of the Section 15, Township 24 North, Range 15 East, Shelby County, Alabama.

Mineral and mining rights excepted

And further,

LESS AND EXCEPT THE FOLLOWING:

Commencing at the NW corner of the SW1/4 of the NW1/4 of Section 15, Township 24 North, Range 15 East, thence N 89 deg. 16 min. 30 sec. E a distance of 285.49, thence S 58 deg. 87 min. 31 sec. E a distance of 396.92 to the point of Beginning, thence N 89 deg. 15 min. 46 sec. E a distance of 213.07, thence S 05 deg. 47 min. 57 sec. W a distance of 156.90, thence N 89 deg. 00 min. 33 sec. W a distance of 199.61, thence N 00 deg. 54 min. 36 sec. E a distance of 149.92, to the point of beginning Containing 31,570.51 square feet or 0.7248 acres more or less.

Also, a 20 foot Ingress and Egress easement being more particularly described as follows:

Commencing at the NW corner of the SW1/4 of the NW1/4 of Section 15, Township 24 North, Range 15 East, thence N 89 deg. 16 min. 30 sec. E a distance of 285.49 thence S 58 deg. 47 min. 31 sec. E distance of 396.92 to the true point of Beginning, thence N 89 deg. 15 min. 46 sec. E a distance of 213.07, thence N 77 deg. 40 min. 14 sec. E a distance of 63.08, thence N 55 deg. 41 min. 53 sec. E a distance of 199.16 to the westerly right of way of County Highway 47; thence N 34 deg. 18 min. 07 sec. W along said right of way a distance of 20.00; thence S 55 deg. 41 min. 53 sec. W a distance of 195.28, thence S 77 deg. 40 min. 14 sec. W a distance of 57.17, thence S 89 deg. 15 min. 46 sec. W a distance of 211.04, thence S 00 deg. 44 min. 14 sec. E a distance of 20.00 to the Point of Beginning.

TO HAVE AND TO HOLD to the said Grantee, his successors and assigns forever.

And we do for ourselves and for our heirs, executors and administrators covenant with the said Grantee, her successors and assigns, 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 will, and our heirs, executors and administrators shall, warrant and defend the same to the said Grantee, her successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27th day of June, 2003.

Eugene T. Harris, Jr.
Eugene T. Harris, Jr.

Janice Harris
Janice Harris

Michelle C. Harris
Michelle C. Harris

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Eugene T. Harris, Jr., and wife, Janice Harris, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of June, 2003.

S E A L

Rabean Evans
Notary Public
My Commission Expires: 10/10/2003

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Michelle C. Harris, an unmarried woman, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of June, 2003.

S E A L

Rabean Evans
Notary Public
My Commission Expires: 10/10/2003

Send tax notice to:

