


This instrument was prepared by:

William R. Justice
P.O. Box 1144, Columbiana, Alabama 35051

Grantee's address:
322 East Hwy 25
Columbiana, AL 35051


20030902000582560 Pg 1/2 18.00
Shelby Cnty Judge of Probate, AL
09/02/2003 14:26:00 FILED/CERTIFIED

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Hundred Five and no/100 DOLLARS (\$105,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Kerry R. Nivens , married (herein referred to as GRANTOR, whether one or more) do/does grant, bargain, sell and convey unto Billy Thomas (herein referred to as GRANTEE, whether one or more) the following described real estate situated in SHELBY County, Alabama to-wit:

Commence at the NE corner of the SW 1/4 of the SW 1/4 of Section 27, Township 19 South, Range 1 West; thence run South along the East line thereof for 179.87 feet; thence 90 degrees 00 minutes right run Westerly 888.05 feet to the westerly R/W of C.S.X. Railroad and the Point of Beginning; thence 40 degrees 18 minutes 24 seconds right run Northwesternly along said R/W for 502.80 feet to the southerly R/W of Old U.S. Highway 280; thence 69 degrees 31 minutes 50 seconds left run Westerly along last said R/W for 52.36 feet to a curve to the right (having a radius of 518.36 feet and a central angle of 12 degrees 04 minutes 11 seconds); thence run along said curve and R/W for 109.19 feet; thence 118 degrees 26 minutes 53 seconds left from tangent of said curve run Southeasterly 269.80 feet; thence 109 degrees 49 minutes 56 seconds right for 111.50 feet; thence 94 degrees 53 minutes 25 seconds left run Southeasterly 270.66 feet to the centerline of a branch; thence 85 degrees 45 minutes 38 seconds left run Easterly along said branch for 143.89 feet; thence 11 degrees 18 minutes 32 seconds right continue along said branch for 80.82 feet; thence 39 degrees 12 minutes 53 seconds left run Northeasterly 157.80 feet to the point of beginning.

Grantor reserves a 30-foot wide easement for ingress, egress, and utilities over and across the above-described property, the easterly line of which is described as follows: Commence at the NE corner of the SW 1/4 of the SW 1/4 of Section 27, Township 19 South, Range 1 West; thence run South along the East line thereof for 179.87 feet; thence 90 degrees 00 minutes right run Westerly 888.05 feet to the westerly R/W of C.S.X. Railroad and the Point of Beginning of easement; thence 40 degrees 18 minutes 24 seconds right run Northwesternly along said R/W for 502.80 feet to the southerly R/W of Old U.S. Highway 280 and the point of ending of the easterly line of said easement.

The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

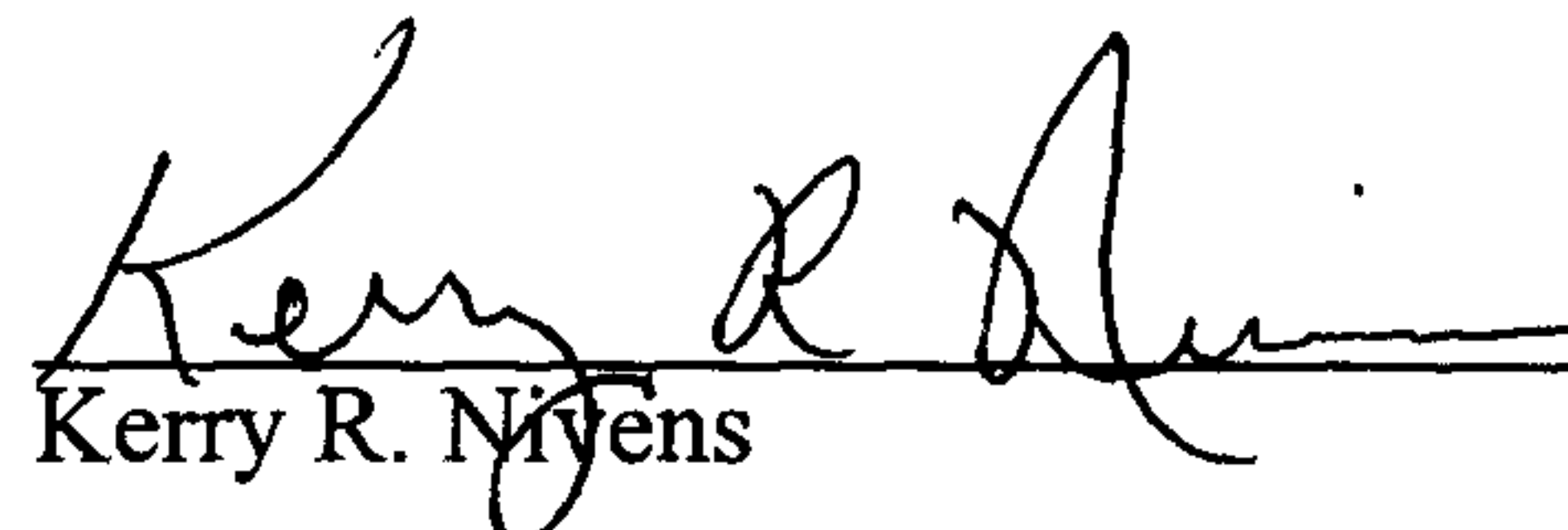
WBS/ Davis Plann

\$50,000.00 of the consideration stated above was paid by a purchase money first mortgage executed simultaneously herewith. \$55,000.00 of the consideration stated above was paid by a purchase money second mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 2nd day of September, 2003.

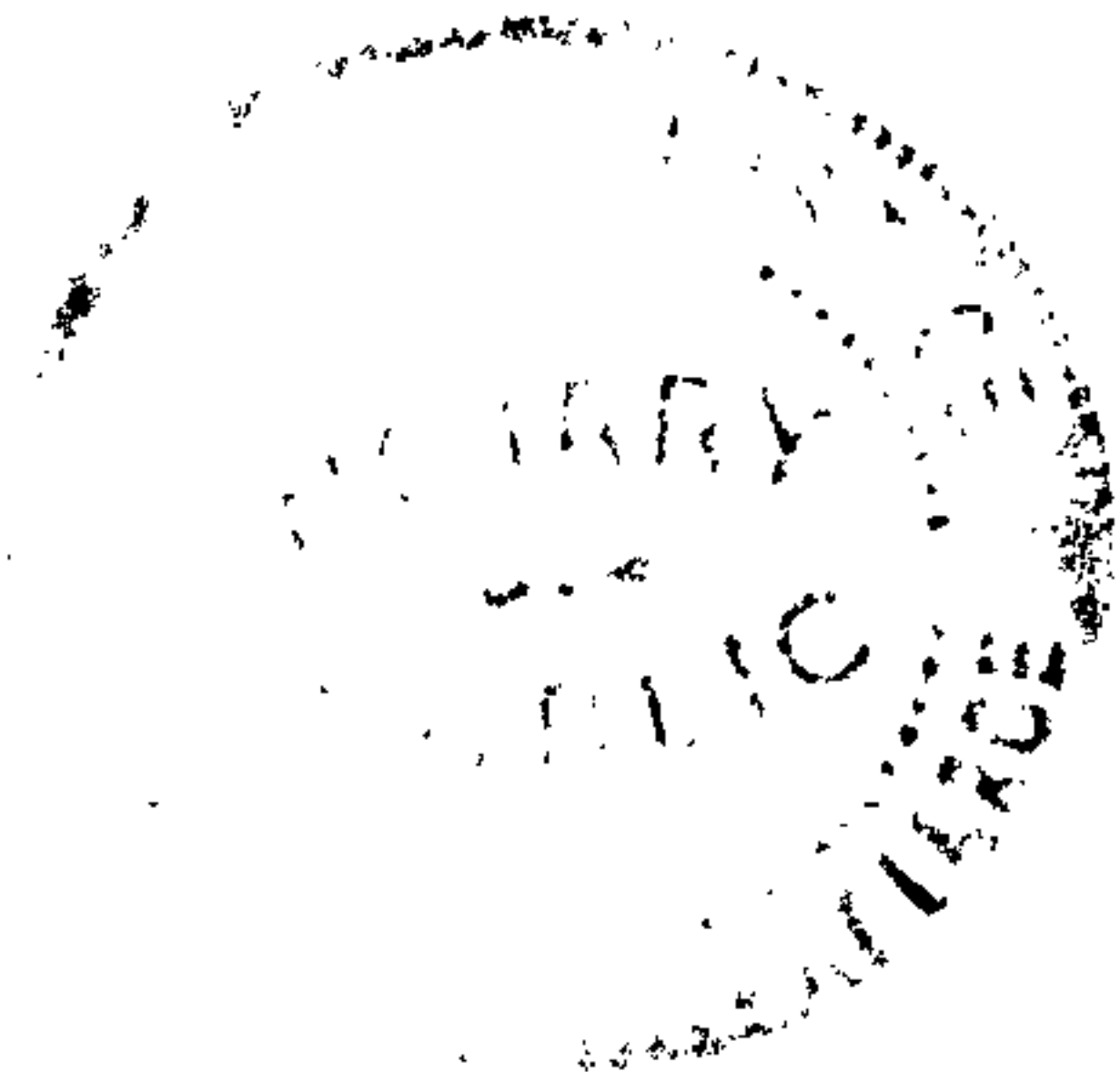

Kerry R. Nivens

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kerry R. Nivens, married, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of September, 2003.




Notary Public