

WARRANTY DEED

20030903000587350 Pg 1/1 66.00  
Shelby Cnty Judge of Probate, AL  
09/03/2003 11:54:00 FILED/CERTIFIED

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESNTS, That, in consideration of \$100.00 and other good and valuable consideration to the undersigned Grantor(s), Alvin Harris and wife Rebecca J. Harris, in hand paid by the Grantee named herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto ABH Enterprises, LLC (herein referred to as "Grantee") the following described real estate, situated in SHELBY County, Alabama, to-wit:

Commence at the Southwest Corner of the SE ¼ of the SW ¼ of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama; thence South 84 degrees, 57 minutes, 14 seconds East along the South Line of said ¼ - ¼ Section a distance of 355.00 feet to the POINT OF BEGINNING lying on the Easterly Right-Of-Way Line of an unnamed 40 foot R.O.W.; thence continuing along the last described course a distance of 200.16 feet; thence North 08 degrees, 07 minutes, 00 seconds East a distance of 174.03 feet; thence North 85 degrees, 00 minutes, 00 seconds West, a distance of 200.03 feet to a point lying on the Easterly R.O.W. Line of said unnamed R.O.W.; thence South 08 degrees, 08 minutes, 12 seconds West along said R.O.W. line a distance of 174.00 feet to the POINT OF BEGINNING. Said tract of land containing 0.80 acres, more or less.

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A VALID TITLE SEARCH.

Approximate market value of the property conveyed: \$55,000.00.

Above described property is not currently the homestead of Grantor.

Subject to taxes for the year 2003 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever. And said Grantor(s) does for itself, its successors and assigns, covenant with said Grantee, its heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantee, its heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal this the 2<sup>nd</sup> day of September, 20 03.

By:

Alvin Harris  
Grantor  
Alvin Harris

Rebecca J. Harris  
Grantor  
Rebecca J. Harris

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Alvin Harris and wife Rebecca J. Harris, 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 2<sup>nd</sup> day of September, 20 03.

Sherry K. Oglesby  
Notary Public

Notary Public, Alabama State at Large  
Commission Expires Commission Expires August 21, 2004

This Instrument Prepared By:

Kevin Hays and Associates, PC  
100 Concourse Parkway, Suite 101  
Birmingham, AL 35244

Send Tax Notices To:

ABH Enterprises, LLC  
223 Tucker Road  
Helena, Alabama 35080