

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

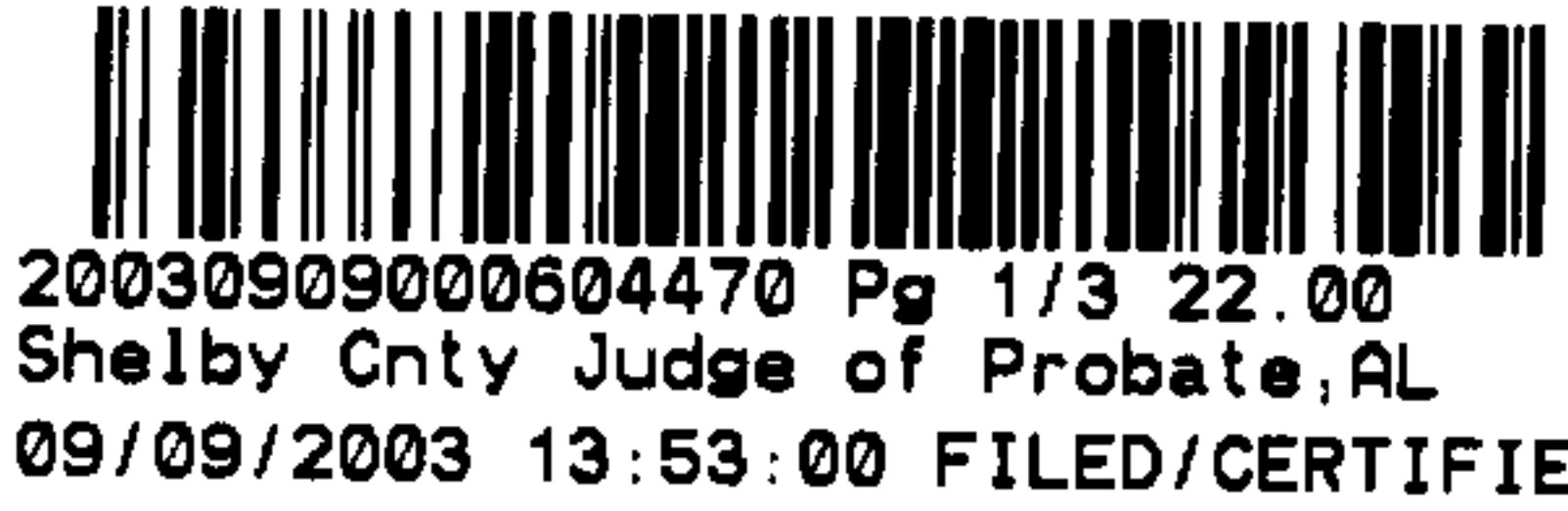
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

(Name) Robert R. Austin, Jr.

(Address) 15920 County Road 51

Jemison, Alabama 35085

This instrument was prepared by: Mike T. Atchison, Attorney
P.O. Box 822
Columbiana, Alabama 35051



Form 1-1-27 Rev. 4/99
WARRANTY DEED - Stewart Title Insurance Corporation of Houston, Texas

STATE OF ALABAMA }
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Five Hundred and no/100-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we ,
Sheila Ann Austin, a single woman; and
Robert R. Austin, Jr., a married man
(herein referred to as grantor, whether one or more), bargain, sell and convey unto

Robert R. Austin, Jr.
(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY
REFERENCE.

Subject to taxes for 2003 and subsequent years, easements, restrictions, rights of way,
and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS SPOUSE.

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

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

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 31st
day of August, 2003.

_____ (Seal)	<u>Sheila Ann Austin</u> (Seal)
_____ (Seal)	<u>Sheila Ann Austin</u> (Seal)
_____ (Seal)	<u>Robert R. Austin, Jr.</u> (Seal)

STATE OF ALABAMA }
SHELBY COUNTY } **General Acknowledgement**

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

Given under my hand and official seal this 31st day of August, A.D., 2003.

SEE ATTACHED SHEET FOR ADDITIONAL ACKNOWLEDGMENT.

Lana E. Jones MY COMMISSION EXPIRES MAY 7, 2006
Notary Public.

Mike Atchison

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that ROBERT R. AUSTIN, JR., whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 31 day of August, 2003.


Notary Public

My commission expires:

MY COMMISSION EXPIRES MAY 7, 2006

(EXHIBIT "A")

That certain lot or parcel of land situated in the Town of Calera, Alabama, in Section 22, Township 22 S, Range 2 W, Shelby County, Alabama, and described as follows:

Beginning at the NW corner of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 1, Township 24, Range 13 East on the base line; thence North 3 deg. 30 min. West, 1288 feet to the water line; thence East along the water line, 375 feet to point of beginning; turn thence to the left 3 deg. North 30 min. West, 287 feet to the South boundary of lot heretofore conveyed to Cecil E. Pardue; turn thence right along the South boundary of the lot heretofore conveyed to Cecil E. Pardue and go North 87 deg. 10 min. East, 210 feet; turn right and go South 3 deg. 30 min. East, 287 feet to the water line; turn thence to the right along the water line and go 210 feet to point of beginning, containing 1 acre, more or less, LESS AND EXCEPT the part thereof heretofore conveyed to Cecil E. Pardue and wife, Pauline F. Pardue, by deed recorded in Deed Book 246, Page 954, in the Office of the Judge of Probate of Shelby County, Alabama, and described as follows: Beginning at the Northwest corner of the Northwest Quarter of Northwest Quarter of Section 1, Township 24, Range 13 East on the base line; thence North 3 deg. 30 min. West, 1288 feet to the water line; thence East along the water line, 375 feet; thence to the left 3 deg. North 30 min. West, 184.26 feet to point of beginning; thence continue along said course 102.74 feet; thence turn right and go North 87 deg. 10 min. East to the center of a hedge row; thence turn right and go in a Southwesterly direction along said hedge row to point of beginning; said lot being triangular in shape.

Also, that certain lot or parcel of land situated in the Town of Calera, Alabama, in Section 22, Township 22 S, Range 2 W. Shelby County, Alabama, and described as follows: Starting at the NW corner of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 1, Township 24 South, Range 13 East, on the base line; thence North 3 deg. 30 min. West 1680 feet; thence North 87 deg. 10 min. East 960 feet to a 1 $\frac{1}{2}$ inch pipe marking the NE corner of property described in Deed recorded in Deed Book 90, Page 586, Office of Judge of Probate of Shelby County, Alabama; from said point, run South 3 deg. 30 min. West 45.76 feet; thence turn angle to right of 90 deg. 00 min. and run Westerly direction 318.76 feet to P.O.T. station 65+79.1 on the southerly right-of-way line of a service road; thence turn an angle to right of 0 deg. 44 min. and run along said road right-of-way a distance of 225.28 feet to point of beginning; thence turn an angle to the left of 68 deg. 50 min. and run in a Southwesterly direction a distance of 45 feet, more or less, to the South line of property heretofore conveyed to Cecil E. Pardue and wife, Pauline Ford Pardue, by deed recorded in Deed Book 128, Page 471, Office of Judge of Probate of Shelby County, Alabama; thence run Easterly along said South line of said property conveyed by Deed Book 128, Page 471, which is also the North line of property presently owned by James A. Ford and wife, Fernande Ford, a distance of 164 feet, more or less, to a ditch, said ditch being the East line of said property conveyed by said Deed recorded in Deed Book 128, Page 471; run thence up said ditch with its meanders in a Northerly direction a distance of 45 feet, more or less, to its intersection with the South line of said service road; thence run Westerly along the South line of said service road a distance of 146 feet, more or less, to the point of beginning.

The above described lots or parcels of land herein conveyed may also be described as follows:

A part of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ and a part of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 22, Township 22 South, Range 2 West, described as follows: Commence at the NE corner of property described in Deed recorded in Deed Book 90, Page 586, in Probate Office of Shelby County, Alabama, and run thence South 3 deg. 30 min. West 45.76 feet; thence turn an angle to right of 90 deg. 00 min. in a Westerly direction a distance of 318.76 feet to P.O.T. Station 65+79.1 on the Southerly R.O.W. line of service road; thence turn an angle to right of 0 deg. 44 min. and along said R.O.W. line a distance of 225.28 feet to the point of beginning; thence turn an angle to left of 68 deg. 50 min. and run Southwesterly a distance of 177.03 feet; thence turn an angle to left of 21 deg. 47 min. and run Southerly a distance of 184.26 feet to North line of a 30 foot easement; thence Easterly along the North line of said 30 foot easement a distance of 210 feet; thence run North a distance of 287 feet; thence run Northerly direction along Westerly line of a ditch to the intersection of the South right-of-way line of the above-mentioned service road; thence run Westerly along the Southerly right-of-way line of said service road to the point of beginning.