

This instrument was prepared by:            SEND TAX NOTICE TO:

A. VINCENT BROWN, JR.  
510 North 18th Street  
Bessemer, AL 35020

**WARRANTY DEED**

**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of FIVE HUNDRED AND NO/100 DOLLARS (\$500.00 and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **LARRY G. WALTERS, A SINGLE MAN AND JULIE ANNE RUSSELL, A MARRIED WOMAN** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **JAMES GREGORY OLIVER** (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama to-wit:

LEGAL DESCRIPTION IS ATTACHED HERETO, MADE A PART HEREOF, INCORPORATED HEREIN, AND MARKED EXHIBIT "A".

SUBJECT PROPERTY IS NOT THE HOMESTEAD OF THE GRANTORS OR THEIR SPOUSES.


SUBJECT TO:


1. Taxes for the year beginning October 1, 2002, which constitutes a lien but are not yet due and payable until October 1, 2003.
2. Existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we, Larry G. Walters and Julie Ann Russell, have hereunto set our hand(s) and seal(s) this 6th day of October, 2003.

 (SEAL)  
Larry G Walters

 (SEAL)  
Julie Anne Russell

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LARRY G. WALTERS AND JULIE ANNE RUSSELL, whose names (is/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, HE/SHE/THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6<sup>th</sup> day of  
October,  
2003.

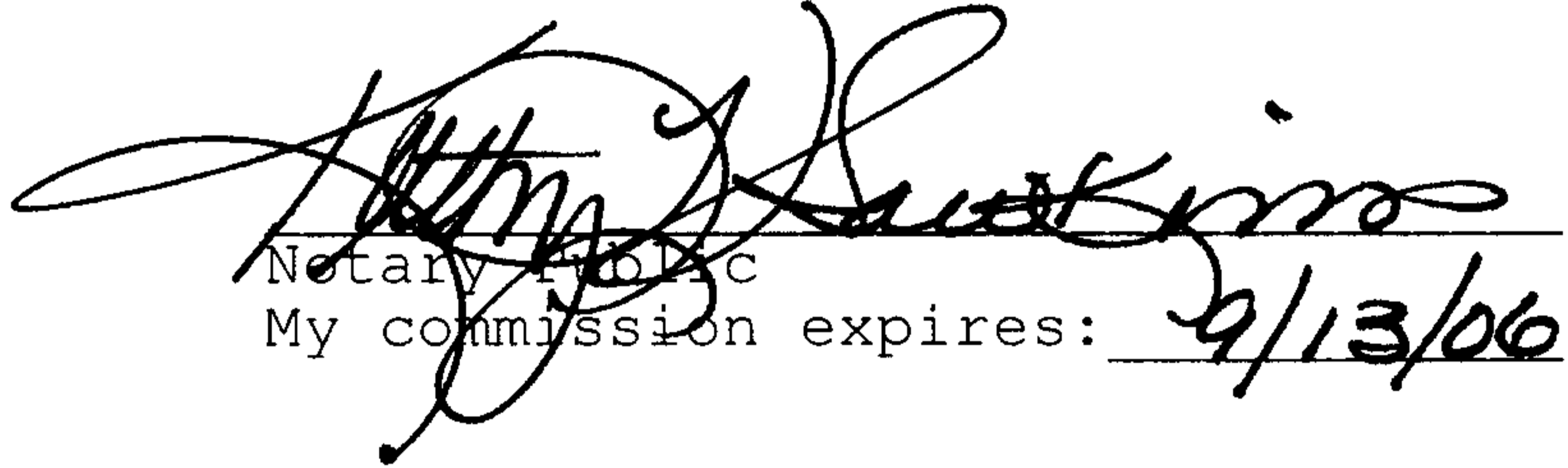
  
Notary Public  
My commission expires: 9/13/06

EXHIBIT "A"

Part of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 19, Township 18, Range 2 East, that part that lies West of the Pumpkin Swamp dirt road, also that part of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 19, Township 18, Range 2 East more particularly described as follows:

Begin at an iron pin at the Southeast corner of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 19, Township 18 South, Range 2 East, Shelby County, Alabama; thence run West along the South line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section a distance of 134.85 feet to an iron pin in the center of a creek; thence turn a left interior angle of  $119^{\circ}44'43''$  and run Northwesterly along said creek a distance of 117.96 feet to an iron pipe; thence turn a left interior angle of  $138^{\circ}59'37''$  and run Northerly along said creek a distance of 219.35 feet to an aluminum pipe; thence turn a left interior angle of  $184^{\circ}25'08''$  and run Northerly along said creek a distance of 134.53 feet to an aluminum pipe; thence turn a left interior angle of  $190^{\circ}48'29''$  and run Northerly a distance of 162.90 feet to an aluminum pipe; thence turn a left interior angle of  $203^{\circ}48'02''$  and run Northerly along said creek a distance of 71.29 feet to an aluminum pipe; thence turn a left interior angle of  $197^{\circ}52'16''$  and run Northwesterly along said creek a distance of 85.43 feet, to an aluminum pipe; thence turn a left interior angle of  $147^{\circ}23'59''$  and run Northwesterly along said creek a distance of 60.40 feet to an iron pin; thence turn a left interior angle of  $186^{\circ}33'34''$  and run Northwesterly along said creek a distance of 53.81 feet to an iron pipe on the R. Moody line; thence turn a left interior angle of  $103^{\circ}22'58''$  and run Northwesterly along said R. Moody line a distance of 62.11 feet to an axle; thence turn a left interior angle of  $266^{\circ}08'11''$  and run Northwesterly a distance of 473.67 feet to an iron pipe on the Southerly right of way line of Shelby County Highway No. 55; thence turn a left interior angle of  $62^{\circ}10'52''$  and run Easterly along said right of way line a distance of 345.27 feet to an iron pin; thence turn a left interior angle of  $93^{\circ}04'17''$  and run Southerly a distance of 420.00 feet to an iron pin; thence turn a left interior angle of  $225^{\circ}00'00''$  and run Southeasterly a distance of 170.00 feet to an iron pin; thence turn a left interior angle of  $135^{\circ}00'00''$  and run Southerly a distance of 165.00 feet to an iron pin; thence turn a left interior angle of  $135^{\circ}00'00''$  and run Southwesterly a distance of 170.00 feet to an iron pin; thence turn a left interior angle of  $225^{\circ}00'00''$  and run Southerly a distance of 481.65 feet to the point of beginning; being situated in Shelby County, Alabama.