

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
Edna Shirley  
11 Cross Brook Circle  
Chelsea, AL 35043

STATE OF ALABAMA )  
COUNTY OF SHELBY ) **GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **One Hundred Forty-Seven Thousand Seven Hundred Forty and 00/100 (\$147,740.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **L. Doug Joseph, and wife, Kathy A. Joseph, and Martha B. Ferguson, an unmarried woman**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Edna Shirley**, (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**See Exhibit "A" attached hereto and made a part hereof**

Subject To:

Ad valorem taxes for 2004 and subsequent years not yet due and payable until October 1, 2004. Existing covenants and restrictions, easements, building lines and limitations of record.

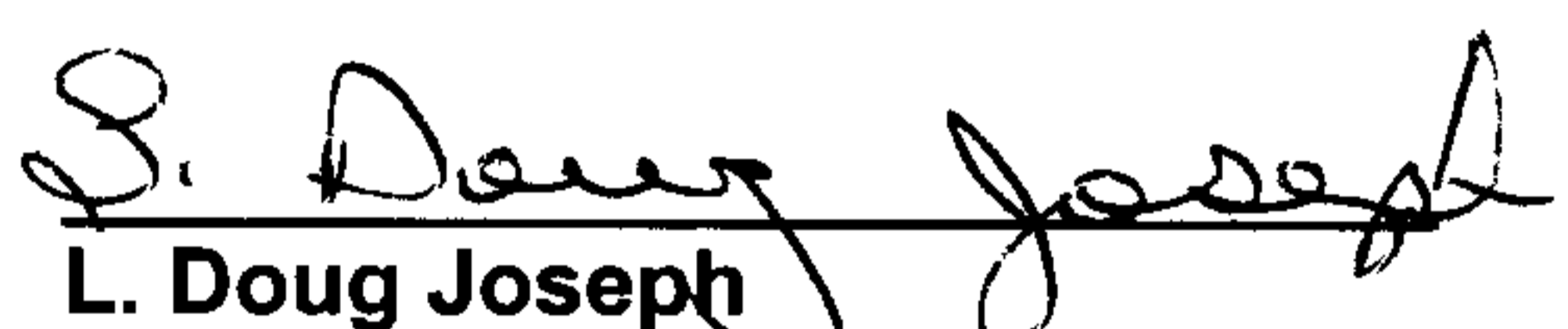
\$131,250.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

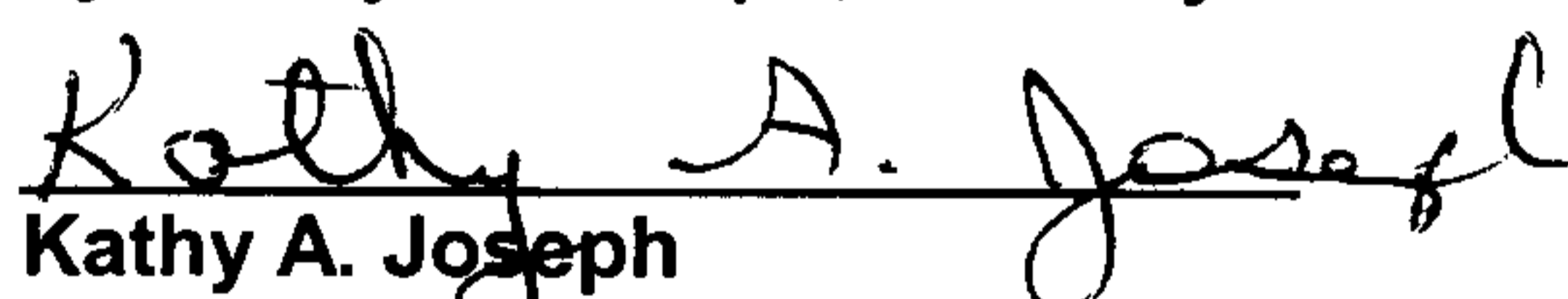
Grantee shall not permit any mobile homes to be placed on the property.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **30th** day of **October, 2003**.

  
L. Doug Joseph  
by: Kathy A. Joseph, Attorney in Fact

  
Kathy A. Joseph

  
Martha B. Ferguson

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Kathy A. Joseph and Martha B. Ferguson, whose names 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 Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of October, 2003.

  
NOTARY PUBLIC

My Commission Expires: 

First National Shelby Co

STATE OF ALABAMA}  
COUNTY OF JEFFERSON}

I, the undersigned, a Notary Public, in and for said county and in said state, hereby certify that Kathy A. Joseph, whose name as Attorney in Fact for L. Douglas Joseph, under that certain Durable Power of Attorney recorded on January 24, 1995, in Instrument No.1995-01915, in the Probate Office of Shelby County, Alabama, is signed to the foregoing conveyance/instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance/instrument, she, in capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this the 30th day of October, 2003.

  
NOTARY PUBLIC

My commission expires: 6-5-2007

**EXHIBIT "A"**

From a railroad rail at the Southeast corner of Section 23, Township 20 South, Range 1 West, run thence West along the South boundary of said Section 23, a distance of 1335.52 feet to a 1/2" rebar at the Southeast corner of the SW 1/4 of the SE 1/4 of said Section 23, being the point of beginning of herein described parcel of land; thence continue along said course a distance of 667.76 feet along the South boundary of said SW 1/4 of the SE 1/4 to a 1/2" rebar that is 667.75 feet East of a 1/2" pipe at the Southwest corner of said SW 1/4 of the SE 1/4; thence turn 91 degrees 38 minutes 36 seconds right and run 1339.01 feet to a 1/2" rebar on the North boundary of said SW 1/4 of the SE 1/4, said point being 665.00 feet East of a 1/2" pipe at the Northwest corner of said SW 1/4 of the SE 1/4; thence turn 88 degrees 24 minutes 29 seconds right and run 665.00 feet to a 1/2" rebar at the Northeast corner of said SW 1/4 of the SE 1/4; thence turn 91 degrees 28 minutes 29 seconds right and run 1338.34 feet along the East boundary of said SW 1/4 of the SE 1/4 to the point of beginning of herein described parcel of land; being situated in the E 1/2 of the SW 1/4 of the SE 1/4 of Section 23, Township 20 South, Range 1 West, Shelby County, Alabama. Said parcel of land being identified as Parcel 2 on that certain survey of Hickey Land Surveying, Inc. dated October 23, 2003.

Also the following described parcel of land:

From a railroad rail at the Southeast corner of Section 23, Township 20 South, Range 1 West, run thence West along the South boundary of said Section 23, a distance of 870.02 feet to a 1/2" pipe that is 465.50 feet East of a 1/2" rebar at the Southwest corner of the SE 1/4 of the SE 1/4 of said Section 23; thence turn 91 degrees 01 minutes 48 seconds right and run 300.00 feet to a 1/2" rebar, being the point of beginning of herein described parcel of land; thence continue along said course a distance of 1037.68 feet to a 1.25" pipe on the North boundary of said SE 1/4 of the SE 1/4; thence turn 90 degrees 58 minutes 43 seconds left and run 453.91 feet along the North boundary of said SE 1/4 of the SE 1/4 to a 1/2" rebar at the Northwest corner of said SE 1/4 of the SE 1/4; thence turn 88 degrees 31 minutes 31 seconds left and run 1188.34 feet along the West boundary of said SE 1/4 of the SE 1/4 to a 1/2" rebar that is 150.00 feet North of a 1/2" rebar at the Southwest corner of said SE 1/4 of the SE 1/4; thence turn 109 degrees 20 minutes 13 seconds left and run 490.40 feet to the point of beginning of herein described parcel of land; being situated in the W 1/2 of the SE 1/4 of the SE 1/4 of Section 23, Township 20 South, Range 1 West, Shelby County, Alabama. Said parcel being identified as Parcel 3 on survey of Hickey Land Surveying, Inc. dated October 23, 2003.

Also a 60 foot non-exclusive easement for ingress, egress and utilities more particularly described as follows: From a railroad rail at the Southeast corner of the NW 1/4 of the NE 1/4 of Section 26, Township 20 South, Range 1 West, being the point of beginning of the centerline of herein described 60 foot easment for ingress, egress and utilities, said point being in the center of a 100 foot radius cul-de-sac, run thence North along the East boundary of said NW 1/4 of the NE 1/4 and said easement centerline, a distance of 1323.46 feet to a 1/2" rebar at the Northeast corner of said NW 1/4 of the NE 1/4; thence turn 91 degrees 10 minutes 25 seconds left and run 953.04 feet along the North boundary of said NW 1/4 of the NE 1/4 and easement centerline to the P.C. of a curve concave right, having a delta angle of 08 degrees 34 minutes 23 seconds and tangents of 100.00 feet; thence turn 04 degrees 17 minutes 12 seconds right and run a chord distance of 199.44 feet to the P.T.; thence turn 04 degrees 17 minutes 12 seconds right and run 511.75 feet along said easement centerline to the P.C. of a curve concave left, having a delta angle of 20 degrees 39 minutes 57 seconds and tangents of 100.00 feet; thence turn 10 degrees 19 minutes 59 seconds left and run a chord distance of 196.76 feet to the P.T.; thence turn 10 degrees 19 minutes 59 seconds left and run 300.84 feet along said easement centerline to a point; thence turn 11 degrees 32 minutes 19 seconds right and run 341.21 feet along said easement centerline to a point; thence turn 16 degrees 32 minutes 13 seconds left and run 210.74 feet along said easement centerline to a point; thence turn 17 degrees 40 minutes 19 seconds right and run 632.39 feet along said easement centerline to a point of termination on the Easterly boundary of Shelby County Road #47. Said easement is identified as Easement "A" on that certain survey of Hickey Land Surveying, Inc. dated October 23, 2003.

Mineral and mining right excepted.