


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

Send Tax Notice to:  
Lee Ann Newell  
920 Highway 47  
Columbiana, AL 35051

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

  
20040102000001640 Pg 1/2 22.50  
Shelby Cnty Judge of Probate, AL  
01/02/2004 11:33:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **EIGHTY FOUR THOUSAND NINE HUNDRED DOLLARS and NO/00 (\$84,900.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Robert W. Dorough and wife, Delisa N. Dorough** bargain, sell and convey unto, **Lee Ann Newell** the following described real estate, situated in: Shelby County, Alabama, to-wit:

See attached for Legal Description.

Subject to restrictions, easements and rights of way of record.

Subject to taxes for 2004 and subsequent years, easements, restrictions, rights of way and permits of record.

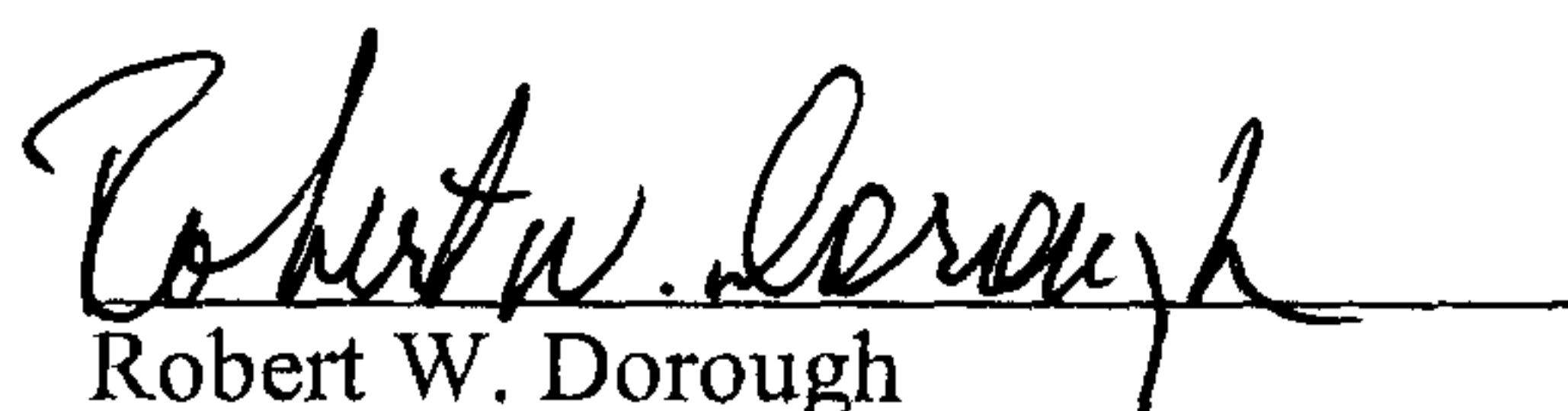
This property constitutes no part of the household of the grantor, or of his spouse.

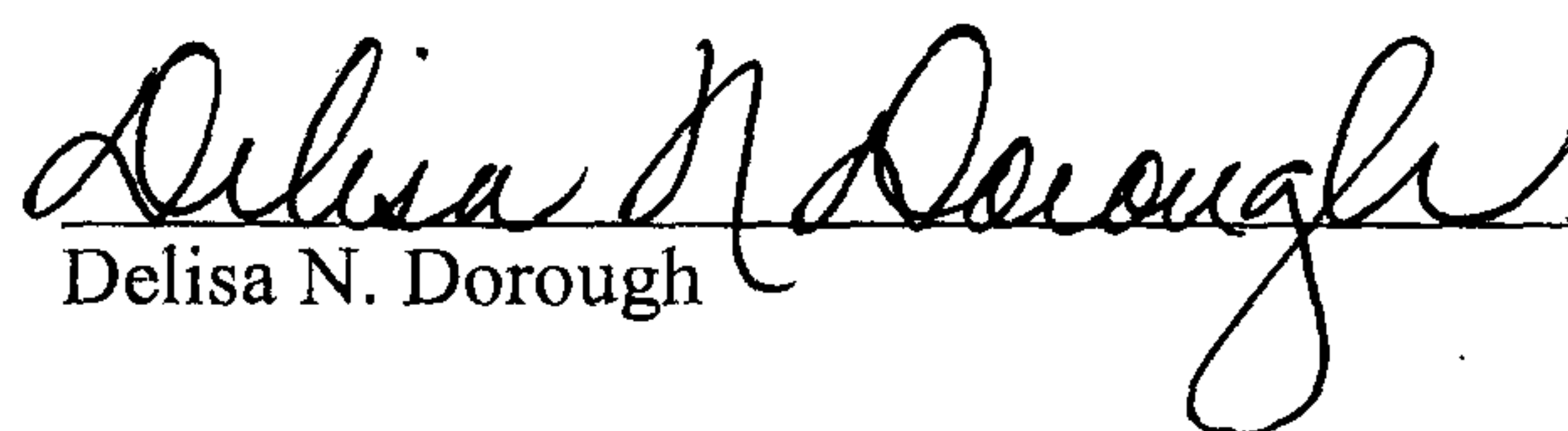
\$76,410.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

**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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 29<sup>th</sup> day of December, 2003.

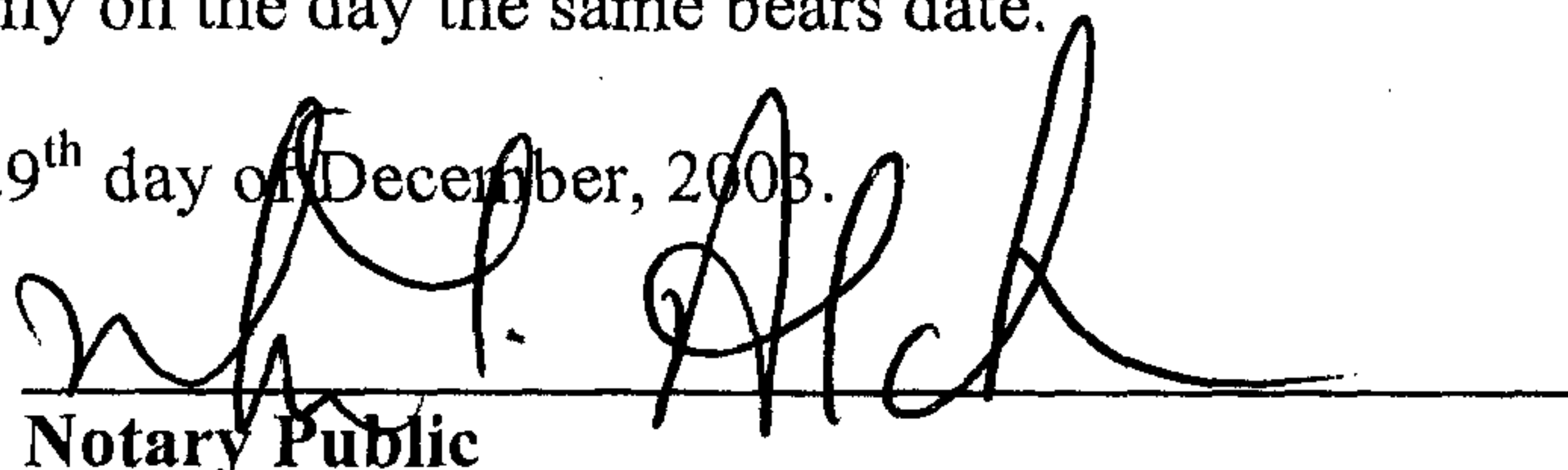
  
Robert W. Dorough

  
Delisa N. Dorough

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert W. Dorough and wife, Delisa N. Dorough, 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 29<sup>th</sup> day of December, 2003.

  
Notary Public

My Commission Expires: 10-16-04

EXHIBIT "A"  
LEGAL DESCRIPTION

A parcel of land lying in the Southwest Quarter of Section 36, Township 21 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:  
Beginning at a 1/2-inch rebar at the intersection of the Southerly right of way line of Nelson Walker Road and the Westerly right of way line of County Highway 47; thence along said Westerly right of way line with a curve to the left having an arc length of 496.46 feet, a radius of 1790.32 feet, and a chord bearing and distance of South 08 degrees 20 minutes 56 seconds East for 494.87 feet to a fence post found; thence leaving said Westerly right of way line run South 70 degrees 56 minutes 26 seconds West a distance of 76.17 feet to a 1/2-inch rebar set on the Northeasterly right of way of line of an Alabama Gas Company right of way (formerly L & N Railroad); thence run North 13 degrees 37 minutes 59 seconds West along said Northeasterly right of way line a distance of 448.81 feet to a 1/2-inch rebar set on said Southerly right of way of Nelson Walker Road; thence along said Southerly right of way the following courses and distances: North 57 degrees 49 minutes 33 seconds East a distance of 37.23 feet to a 1/2-inch rebar set; North 50 degrees 20 minutes 15 seconds East a distance of 80.96 feet to a 1/2-inch rebar set; North 60 degrees 31 minutes 43 seconds East a distance of 13.89 feet to the point of beginning.  
According to survey of Rodney Y. Shiflett, RLS #21784, dated December 18, 2003.

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