


WARRANTY DEED


20040102000001810 Pg 1/3 57.50
Shelby Cnty Judge of Probate, AL
01/02/2004 12:20:00 FILED/CERTIFIED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of FORTY THOUSAND FIVE HUNDRED and NO/100S (\$40,500.00) DOLLARS and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, George M. Calvin, Jr. and Linda C. Rutherford (hereinafter referred to as Grantors), do grant, bargain, sell, and convey unto Roselen Kramer (hereinafter referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

That part of the Southwest Quarter of the Northeast Quarter of Section 30, Township 19 South, Range 1 East, Shelby County, Alabama, described as follows: Commence at the Southwest corner of said Quarter-Quarter Section and run Eastwardly along the South line of said Quarter-Quarter Section for a distance of 160.00 feet; thence left 88 degrees 00 minutes a distance of 420.00 feet; thence right 74 degrees 59 minutes a distance of 228.64 feet to the Point of Beginning; thence continue in a straight line a distance of 210.00 feet; thence left 109 degrees 50 minutes 30 seconds a distance of 640.37 feet; thence left 71 degrees 11 minutes 30 seconds a distance of 210.09 feet; thence left 108 degrees 55 minutes 30 seconds a distance of 636.83 feet to the Point of Beginning, less and except mineral and mining rights.

Subject to the following previous easements and reservations:

1. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities related thereto.

2. Right of Ways to Alabama Power Company, as shown by instruments recorded in Deed Book 112, at Page 111, and Deed Book 112, at Page 112, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantee, her successors and assigns forever.

And we do ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her successors and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, her successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 29th day of December, 2003.


George M. Calvin


Linda C. Rutherford

STATE OF ALABAMA
SHELBY COUNTY

20040102000001810 Pg 3/3 57.50
Shelby Cnty Judge of Probate, AL
01/02/2004 12:20:00 FILED/CERTIFIED

I, the undersigned authority, a Notary Public in and for the State at Large,
hereby certify that on this day George M. Calvin, Jr. and Linda C. Rutherford,
whose names are signed to the foregoing conveyance, who are known to me, and
who, being informed of the contents of this conveyance, acknowledged before me;
that, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of
December 2003.


Notary Public



MY COMMISSION
EXPIRES
MARCH 21, 2004.

This document prepared by:

George M. Calvin, Jr.
1808 Apache Way, Alabaster, Alabama 36007