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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
5 Riverchase Ridge, Suite 100  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

DANIEL J. GAMBRELL, III  
3013 O'CONNOR COURT  
HELENA, AL 35080

STATE OF ALABAMA)

COUNTY OF SHELBY)

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of ONE HUNDRED TWENTY FOUR THOUSAND SIX HUNDRED TWENTY ONE DOLLARS and 00/100 (\$124,621.00) to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, SHARON ANN HOTARD, AN UNMARRIED WOMAN (herein referred to as GRANTORS) do grant, bargain, sell and convey unto DANIEL J. GAMBRELL, III, (herein referred to as GRANTEEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

ALL OF LOT 83 AND A PART OF LOT 82, ACCORDING TO THE SURVEY AND MAP OF A RESUBDIVISION OF LOTS 82, 83 AND 84, BRAELINN VILLAGE, PHASE IV, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA IN MAP BOOK 14, PAGE 37, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 82, WHICH IS A COMMON CORNER WITH LOT 83 OF SAID RESUBDIVISION AND ALSO BEING ON THE WEST RIGHT OF WAY LINE OF O'CONNOR COURT, RUN NORTH 57 DEGREES 07 MINUTES 13 SECONDS WEST ALONG THE COMMON LINE BETWEEN SAID LOTS 82 AND 83 FOR A DISTANCE OF 80.0 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 39 DEGREES 25 MINUTES 01 SECONDS AND RUN IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 87.57 FEET TO AN EXISTING IRON PIN; BEING A COMMON CORNER OF SAID LOTS 82 AND 83; THENCE TURN AN ANGLE TO THE LEFT OF 161 DEGREES 11 MINUTES 33 SECONDS AND RUN IN A SOUTHEASTERLY DIRECTION FOR A DISTANCE OF 70.50 FEET TO AN EXISTING IRON PIN; THENCE TURN AN ANGLE TO THE RIGHT OF 7 DEGREES 28 MINUTES 51 SECONDS AND RUN IN A SOUTHEASTERLY DIRECTION FOR A DISTANCE OF 60.36 FEET TO AN EXISTING IRON PIN; THENCE TURN AN ANGLE TO THE LEFT OF 21 DEGREES 58 MINUTES 20 SECONDS AND RUN IN A SOUTHEASTERLY DIRECTION FOR A DISTANCE OF 28.75 FEET, TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2003 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2004.
2. RESTRICTIONS APPEARING OF RECORD IN BOOK 166, PAGE 77, AND BOOK 74, PAGE 781.
3. RIGHT(S) OF WAY TO COLONIAL PIPELINE CO., AS RECORDED IN DEED BOOK



222, PAGE 203; DEED BOOK 222, PAGES 205 AND 297; DEED BOOK 222, PAGE 91;  
DEED BOOK 267, PAGE 828 AND DEED BOOK 267, PAGE 830.

4. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED IN BOOK 220, PAGE 449; BOOK 298, PAGE 945 AND BOOK 358, PAGE 832.
5. AGREEMENT WITH ALABAMA POWER COMPANY FOR UNDERGROUND RESIDENTIAL DISTRIBUTION, AS RECORDED IN BOOK 167, PAGE 419.
6. TERMS, AGREEMENTS AND RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN BOOK 166, PAGE 64 AND BOOK 298, PAGE 900.
7. RIGHT(S) OF WAY TO SOUTHERN NATURAL GAS, AS RECORDED IN DEED BOOK 213, PAGE 688.

\$124,620.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said GRANTEES, 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, 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 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, SHARON ANN HOTARD, have hereunto set his, her or their signature(s) and seal(s), this the 23rd day of December, 2003.

  
SHARON ANN HOTARD

STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that SHARON ANN HOTARD, 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 23rd day of December, 2003.

  
Notary Public

My commission expires: 10.2.05