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10276

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

SUSAN MALON
6292 CAHABA VALLEY ROAD
BIRMINGHAM, AL 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of SEVENTY THOUSAND NINE HUNDRED DOLLARS and 00/100 (\$70,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, THOMAS ROGER JESSIE, AN UNMARRIED MAN (herein referred to as GRANTORS) do grant, bargain, sell and convey unto SUSAN MALON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

COMMENCE AT THE NORTHWEST CORNER OF THE NE 1/4 OF NW 1/4, SECTION 2, TOWNSHIP 20 SOUTH, RANGE 1 WEST AND RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE WEST LINE OF SAID 1/4-1/4 A DISTANCE OF 1001.40 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 90 DEGREES 00 MINUTES AND RUN 70.77 FEET TO THE POINT OF BEGINNING; THENCE TURN AN ANGLE TO THE RIGHT OF 91 DEGREES 05 MINUTES 30 SECONDS AND RUN 309.61 FEET, ALONG AN OLD FENCE LINE TO AN IRON PIN LOCATED ON THE SOUTH LINE OF SAID 1/4-1/4; THENCE TURN AN ANGLE TO THE LEFT OF 88 DEGREES 53 MINUTES 30 SECONDS AND RUN 807 FEET, MORE OR LESS, ALONG THE SOUTH LINE OF SAID 1/4-1/4 TO A POINT IN THE CENTER LINE OF YELLOW LEAF CREEK; THENCE RUN IN A GENERALLY NORTHWEST DIRECTION FOR APPROXIMATELY 1000 FEET IN THE CENTER OF SAID CREEK TO THE INTERSECTION OF SAID CREEK AND THE LINE OF VALERIE R. COOPER; THENCE SOUTHWESTERLY ALONG THE SAID VALERIE R. COOPER LINE FOR 605.0 FEET, MORE OR LESS, TO AN IRON PIN AND THE POINT OF BEGINNING; SITUATED IN THE NE 1/4 OF NW 1/4 OF SAID SECTION 2.

PERPETUAL EASEMENT DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF NE 1/4 OF NW 1/4 OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 1 WEST; THENCE RUN SOUTHERLY ALONG THE WEST LINE OF SAID 1/4- 1/4 A DISTANCE OF 264.81 FEET TO AN IRON PIN ON THE SOUTH EDGE OF A SHELBY COUNTY GRAVEL ROAD; THENCE SOUTHEASTERLY ALONG THE SOUTH EDGE OF SAID ROAD FOR 90 FEET MORE OR LESS, TO THE CORNER OF AN OLD FENCE; THENCE SOUTHERLY ALONG SAID OLD FENCE LINE FOR 675 FEET MORE OR LESS, TO THE NORTHWEST CORNER OF SUBJECT PROPERTY. SAID EASEMENT TO FOLLOW THE OLD FENCE LINE AND IS A UNIFORM WIDTH OF 30 FEET.

SUBJECT TO:

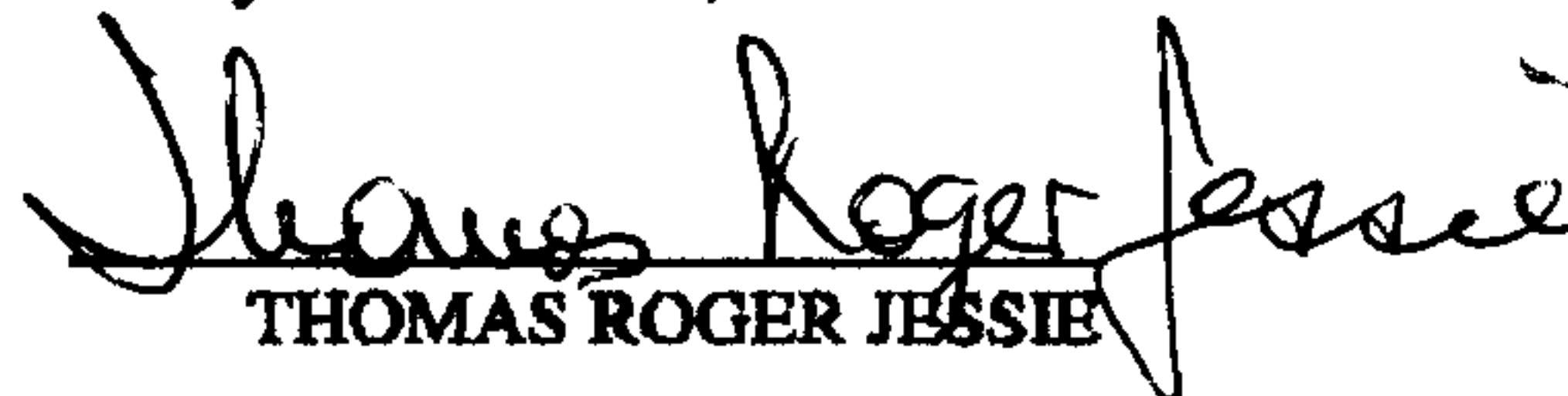
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2003 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2004.

2. RIGHT-OF-WAY GRANTED TO SOUTH CENTRAL BELL TELEPHONE COMPANY RECORDED IN DEED BOOK 312, PAGE 469.
3. RIGHT-OF-WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN VOLUME 2001, PAGE 18538.
4. EASEMENT AS RECORDED IN DEED VOLUME 320, PAGE 616.

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, THOMAS ROGER JESSIE, have hereunto set his, her or their signature(s) and seal(s), this the 23rd day of December, 2003.


THOMAS ROGER JESSIE

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that THOMAS ROGER JESSIE, 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: August 19, 2007

