

This instrument was prepared by
(Name) Avery L. Yarbrough

(Address) 2004 Shagbark Road Birmingham, AL 35244

SEND TAX NOTICE TO:

Justin L. Nelson
6216 Hwy 41
Wilsonville, AL 35186

WARRANTY DEED-

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:



20040109000016070 Pg 1/1 16.00
Shelby Cnty Judge of Probate, AL
01/09/2004 09:42:00 FILED/CERTIFIED

That in consideration of Thirty five thousand and no/00 dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Yarbrough Living Trust, Avery L. Yarbrough Trustee

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Justin L. Nelson, an unmarried man
(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

PARCEL A-2

A parcel of land lying in the Southwest Quarter of Section 23, Township 21 South, Range 1 East, Shelby County, Alabama and being more particularly described as follows:

Commence at the Northwest Corner of said Section 23, thence run S 00°09'59" W a distance of 2641.42 feet to a found iron pin at the NW corner of said Southwest Quarter and the Point of Beginning; thence run S 87°55'47" E a distance of 471.31 feet to a found iron pin; thence run S 29°55'26" W along the northwesterly right-of-way of State Highway 145 a distance of 413.49 feet to a 1/2" rebar set; thence run N 60°04'34" W a distance of 306.20 feet to a 1/2" rebar set; thence run N 00°09'59" E a distance of 222.65 feet to the Point of Beginning. Said described property contains 2.66 acres, more or less.

This conveyance is subject to a purchase money mortgage in the amount of
Thirty Three Thousand Dollars being executed simultaneously herewith.

This conveyance is subject to existing easements and restrictions of record.
Grantee agrees for grantee, grantees heirs and assigns that the following described property will be left in its Natural State with no clearing or cutting of brush or trees and that no buildings will be constructed or located in this area.

Commence at the N.W. corner of section 23, thense run 5.00°09'59" W. a distance of 2641.42 feet to a found iron pin at the NWcorner of said SW quarter and the point of beginning; thense run 5.87°55'47" E a distance of 471.31 feet to a found iron pin; thense run 5.29°55'26" W along the Northwesterly right of way of State Hwy. 145 a distance of 50.00 feet thense turn right and run parallel to the North property line until it intersects with East property line thense turn right and run a distance to intersect with point of beginning.

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

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 9th day of January, 2004

(Seal)

(Seal)

(Seal)

(Seal)
Yarbrough Living Trust
Avery L. Yarbrough, Trustee
(Seal)
(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Irene Henry, a Notary Public in and for said County, in said State, hereby certify that Avery L. Yarbrough as trustee of Yarbrough Living Trust whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9 day of JAN A. D. 2004

Irene Henry
Notary Public
MY COMMISSION EXPIRES JULY 2, 2008

See next document
4 return info