

THIS INSTRUMENT PREPARED BY:  
Stan Downey, Attorney  
2301 Moody Parkway, Suite 4  
Moody, Alabama, 35004

SEND TAX N

20040225000097980 Pg 1/1 16.00  
Shelby Cnty Judge of Probate, AL  
02/25/2004 14:27:00 FILED/CERTIFIED

The legal description was furnished by the Grantor. Preparer makes no warranties regarding correctness of legal description.

WARRANTY DEED  
(WITHOUT SURVIVORSHIP)

STATE OF ALABAMA )  
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

*Five Thousand*  
That in consideration of Ten Dollars and 00/100 (\$10.00), and other valuable consideration, to the undersigned grantor in hand paid by the GRANTEE herein, the receipt and adequacy of which is hereby acknowledged, we,

EDMUND P. BLACKWELL and wife LYNDA B. BLACKWELL, herein referred to as GRANTORS; do grant, bargain, sell and convey unto

EDMUND P. BLACKWELL, JR., hereunto referred to as GRANTEE; all our right, title, ownership and interest, in and to the following described property, situated in Shelby County, Alabama:

Commence at the northwest corner of the southeast quarter of the southeast quarter of Section 23, Township 20 south, Range 4 west, Shelby County, Alabama, and run thence S 00 deg. 11 min. 13 sec. E along the west line of said quarter-quarter a distance of 163.47' to a found rebar corner and the point of beginning of the property being described; thence run S 00 deg. 15 min 06 sec E along said east line of said quarter-quarter a distance of 468.74' to a found rebar corner; thence run N 89 deg. 23 min. 06 sec. E a distance of 519.51' to a found rebar corner; thence run N 00 deg. 38 min. 47 sec. W a distance of 183.55' to a found rebar corner; thence run S 89 deg. 10 min. 20 sec. W a distance of 244.74' to a found corner; thence run N 00 deg. 00 min. 49 sec. W a distance of 498.44' to a set rebar corner; thence run S 88 deg. 53 min. 48 sec. W a distance of 65.14' to a found corner; thence run S 00 deg. 11 min. 43 sec. E a distance of 210.25' to a found corner; thence run S 88 deg. 58 min. 14 sec. W a distance of 210.26' to the point of beginning, containing 4.30 acres, more or less.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 11<sup>th</sup> day of February, 2004.

*Edmund P. Blackwell*  
EDMUND P. BLACKWELL

*Lynda B. Blackwell*  
LYNDA B. BLACKWELL

STATE OF ALABAMA)  
ST. CLAIR COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Edmund P. Blackwell, and wife Lynda B. Blackwell, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11<sup>th</sup> day of February, 2004.

*Stan Downey Jr.*  
NOTARY PUBLIC