



VALUE: \$10,000 -

This instrument was prepared by:
WALLACE, ELLIS, FOWLER & HEAD
P. O. Box 587
Columbiana, AL 35051

SEND TAX NOTICE TO:

Charles F. Payne / Annie Bell Payne

2615 Hwy 26
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 Dollar ^{5,000}~~(\$1.00)~~ and Love and Affection to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Charles F. Payne** and wife, **Annie Bell Payne** (herein referred to as Grantor, whether one or more), grant, bargain, sell, and convey unto **Charles F. Payne** and **Annie Bell Payne** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit "A" is signed by grantors herein for the purpose of identification.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

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 (we) have hereunto set my hand(s) and seal(s), this 18th day of March, 2004.

Charles F. Payne (SEAL)
Charles F. Payne

Annie Bell Payne (SEAL)
Annie Bell Payne

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Charles F. Payne** and wife, **Annie Bell Payne**, 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 18th day of March, 2004.

Frank Ellis
Notary Public

EXHIBIT "A"

20040318000139660 Pg 2/2 19.00
Shelby Cnty Judge of Probate, AL
03/18/2004 14:15:00 FILED/CERTIFIED

PARCEL ONE:

That part of the $W\frac{1}{2}$ of $W\frac{1}{2}$ of Section 15, Township 21 South, Range 2 West, lying North of County Highway No. 26 (Saginaw Cut-off).
That part of the $SE\frac{1}{4}$ of $NW\frac{1}{4}$ of Section 15, Township 21 South, Range 2 West, lying North of County Highway No. 26 (Saginaw Cut-off).
The $S\frac{1}{2}$ of $NE\frac{1}{4}$ of $NW\frac{1}{4}$ of Section 15, Township 21 South, Range 2 West.

PARCEL TWO:

A parcel of land situated in the West one-half of the West one-half of Section 15, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Southwest corner of Section 15, Township 21 South, Range 2 West and run in a southeasterly direction along the southern boundary line of Section 15 for a distance of 654.90 feet; thence deflect left 93 degrees 12 minutes 30 seconds and run in a northerly direction for a distance of 2648.45 feet to a point on the southern right of way line of County Highway No. 26 (Saginaw Cut-Off); thence deflect left 81 degrees 13 minutes 20 seconds and run along said right of way line in a northwesterly direction for a distance of 206.87 feet to the beginning of a curve to the left, said curve having a radius of 3779.72 feet, a central angle of 06 degrees 50 minutes 48 seconds, a chord length of 451.40 feet and a deflection angle left to chord of 03 degrees 25 minutes 24 seconds; thence run along arc of said curve and said right of way line in a northwesterly direction for a distance of 451.67 feet to a point on the western boundary line of Section 15; thence deflect left 95 degrees 21 minutes 15 seconds from chord of said curve and run in a southerly direction along the western boundary line of Section 15 for a distance of 2685.48 feet to the point of beginning. Said parcel contains 1,748,675 square feet or 40.14 acres, more or less, according to survey of Jon P. Strength, PLS, Alabama Registration No. 21181, dated June 15, 2001.

PARCEL THREE:

That certain parcel of land described as
commencing at the Southwest corner of the $NW\frac{1}{4}$ of $SW\frac{1}{4}$ of Section 15,
Township 21 South, Range 2 West, marked by an old pine hub, and run
thence North along section line for a distance of 1437.7 feet to an
iron pin on South right of way line of Shelby County Public Road No. 32;
run thence 92 deg. and 27 min. to the right, running South 89 deg. and
18min. East for a distance of 1176.9 feet on the North right of way line
of Shelby County Public Road No. 32 for a point of beginning of the
parcel of land herein described and conveyed; run thence 88 deg. and
30 min. to the left, running North 4 deg. and 12 min. East for a dis-
tance of 524.5 feet; run thence 79 deg. and 05 min. to the right, running
North 83 deg and 17min. East for a distance of 230.1 feet; run thence
100 deg. and 55 min. right, running South 4 deg. and 12 min. West for a
distance of 524.5 feet; run thence 79 deg. and 05 min. right, running
South 83 deg. and 17 min. West for a distance of 230.1 feet to the point
of beginning of the lot herein described and conveyed, containing 2.73
acres, more or less, and being a part of the $E\frac{1}{2}$ of $SW\frac{1}{4}$ of $NW\frac{1}{4}$, and a part
of the $SE\frac{1}{4}$ of $NW\frac{1}{4}$ of Section 15, Township 21 South, Range 2 West, Shelby
County, Alabama.

SIGNED FOR IDENTIFICATION:

Charles F. Payne
Charles F. Payne

Annie Bell Payne
Annie Bell Payne