

THIS INSTRUMENT WAS PREPARED BY:

Douglas Corretti
CORRETTI, NEWSOM & HAWKINS
1804 7th Avenue North
Birmingham, AL 35203
Telephone: (205) 251-1164

Send Tax Notice To:

Retha Vinsant
9008 Bear Creek Road #43
Sterrett, AL 35147

WARRANTY DEED

THE STATE OF ALABAMA)
 :
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

THAT in consideration of the sum of THREE HUNDRED SIXTY THOUSAND and No/100 (\$360,000.00) DOLLARS in hand paid by the GRANTEE herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, **Gale Gladden Melton and husband, Earl Martin Melton** (hereinafter referred to as Grantors), do hereby grant, bargain, sell and convey unto **Retha Vinsant** (hereinafter referred to as Grantee), all of Grantors' interest in and to the following described real property, located and situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the Northeast Quarter of the Southeast Quarter of Section 29, Township 18 South, Range 1 East, lying in Shelby County, Alabama, and being more particularly described as follows: Begin at the Northeast corner of the Northeast Quarter of the Southeast Quarter of Section 29, Township 18 South, Range 1 East; run thence in a westerly direction along the North line of said quarter-quarter section for a distance of 350 yards; thence run in a southerly direction and parallel to the easterly line of said quarter-quarter section for a distance of 380 yards; thence run in an easterly direction and parallel to the northerly line of said quarter-quarter section for a distance of 350 yards to the east line of said quarter-quarter section; thence run in a northerly direction along the easterly line of said quarter-quarter section for a distance of 380 yards to the point of beginning.

ALSO: A parcel of land situated in the Northeast Quarter of Section 29, Township 18 South, Range 1 East, lying in Shelby County, Alabama, and being more particularly described as follows: Commence at the Southwest corner of the Southeast Quarter of the Northeast Quarter of Section 29, Township 18 South, Range 1 East for the point of beginning; thence run North 89°21'54" East along the South quarter-quarter line for 584.46 feet; thence North 2°52'22" West for 532.01 feet; thence South 86°42'32" West for 259.36 feet; thence North 2°52'22" West for 180.0 feet to the Southerly R.O.W. line for County Road #43; thence South 37°47'34" West and along said R.O.W. line for 476.05 feet to the West quarter-quarter line; thence South 0°20'12" East and along said quarter-quarter line for 326.52 feet to the point of beginning.

Tax Parcel ID# 58-04-9-29-0-000-017.000 and #58-04-9-29-0-000-005.002

SUBJECT TO:

1. Ad valorem taxes for the current year, 2004.
2. Right of way granted to Alabama Power Company in instruments recorded in Deed 275, Page 809 and Deed 275, Page 808, in the Office of the Judge of Probate of Shelby County, Alabama.

3. Grantors reserve unto themselves title to all minerals within and underlying the premises, together with all rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 317, Page 641, in said Probate Office.

\$330,000.00 of the purchase price set out hereinabove was paid from the proceeds of a purchase money mortgage executed and delivered by the within Grantee payable to Grantors simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, her heirs, personal representatives and assigns forever.

And Grantors do for themselves and for their heirs, personal representatives and assigns, covenant with the said Grantee, her heirs, personal representatives and assigns that Grantors are lawfully seized in fee simple of said premises; that said property is free from all encumbrances; unless otherwise noted above; that they have a good right to sell and convey the same to the said Grantee, that they will and their heirs, personal representatives and assigns shall warrant and defend the same to the said Grantee, her heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals on this the 30th day of March 2004.

Gale Gladden Melton (SEAL)
GALE GLADDEN MELTON

Earl Martin Melton (SEAL)
EARL MARTIN MELTON

THE STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, hereby certify that Gale Gladden Melton and husband, Earl Martin Melton, 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 30th day of March 2004.

E. Kay Wallace
NOTARY PUBLIC
My commission expires: 11/28/04