


THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244
STATE OF ALABAMA)

GRANTEE'S ADDRESS:
David A. Shaddix
811 Highway 45
Sterrett, Alabama 35147

COUNTY OF SHELBY)

GENERAL WARRANTY DEED


20040507000242370 Pg 1/2 24.50
Shelby Cnty Judge of Probate, AL
05/07/2004 14:23:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Thirty Thousand and 00/100 (\$30,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **George Ewoldsen and Lori Ewoldsen, husband and wife** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **David A. Shaddix, a single man**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See attached legal description by exhibit " A ".

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

\$19,500.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 5th day of May, 2004.


George Ewoldsen


Lori Ewoldsen

By: George Ewoldsen
Her Attorney in Fact

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that George Ewoldsen, a married man 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 Instrument signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 5th day of May, 2004.


NOTARY PUBLIC

My Commission Expires: 3/5/07

COURTNEY H. MASON, JR.
COMMISSION EXPIRES MARCH 5, 2007

State of Alabama)
County of Shelby)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that George Ewoldsen, whose name as Attorney In Fact for Lori Ewoldsen 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 in his capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND THIS THE 5th DAY OF MAY, 2004.

My Commission Expires: 3/5/07


Notary Public

COURTNEY H. MASON, JR.
COMMISSION EXPIRES MARCH 5, 2007

SCHEDULE A, CONTINUED
LEGAL DESCRIPTION

Starting at the SE corner of the NW 1/4 of the SW 1/4 of Section 24, Township 18 South, Range 1 East, running North 440 feet; thence West 495 feet; thence South 440 feet; thence East 495 feet to the point of beginning.

Together with a non-exclusive 15-foot easement for ingress, egress, and public utilities lying 7.5 feet on each side of the following described centerline:

Commence at the SW corner of the NE 1/4 of the SW 1/4 of Section 24, Township 18 South, Range 1 East, Shelby County, Alabama, and run thence North 01 degrees 31 minutes 30 seconds East along the West line of said 1/4-1/4 Section a distance of 460.84 feet to a point of the easement being described; thence run North 33 degrees 11 minutes 05 seconds East along said centerline of said dirt road a distance of 75.09 feet to a point; thence run North 40 degrees 26 minutes 13 seconds East along said centerline of said road a distance of 100.87 feet to a point; thence run North 43 degrees 53 minutes 01 seconds East along centerline of said road a distance of 169.28 feet to a point; thence run North 37 degrees 54 minutes 28 seconds East along centerline of said road a distance of 112.01 feet to a point; thence run North 36 degrees 13 minutes 47 seconds East along centerline of said road a distance of 110.63 feet to a point; thence run North 45 degrees 30 minutes 14 seconds East along centerline of said road a distance of 56.69 feet to a point; thence run North 57 degrees 38 minutes 32 seconds East along centerline of said road a distance of 53.21 feet to a point; thence run North 88 degrees 32 minutes 45 seconds East along centerline of said road a distance of 20.81 feet to a point; thence run North 88 degrees 32 minutes 45 seconds East along centerline of said road a distance of 25.09 feet to a point; thence run South 80 degrees 08 minutes 03 seconds East along centerline of said road a distance of 61.02 feet to a point; thence run South 88 degrees 16 minutes 49 seconds East along centerline of said road a distance of 57.08 feet to a point in the centerline of Shelby County Highway No. 45 and the end of required easement. According to survey of S.M. Allen, RLS 12944, dated March 28, 2001.

LEE
LME