



20040528000287500 Pg 1/2 19.00
Shelby Cnty Judge of Probate, AL
05/28/2004 15:25:00 FILED/CERTIFIED

THIS INSTRUMENT PREPARED BY:

ELIZABETH S. PARSONS
BLAIR and PARSONS, P.C.
1711 COGSWELL AVENUE
PELL CITY, ALABAMA 35125

Send Tax Notice To:

Van Belcher
225 Treadwell Island Road
Vincent, AL 35178

WARRANTY DEED

**NO TITLE EXAM PERFORMED BY PREPARER
DESCRIPTION FURNISHED BY GRANTOR**

STATE OF ALABAMA
COUNTY OF SHELBY

5000⁰⁰

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I or we, DARRIN R. VICK and wife, KATHY VICK, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto VAN BELCHER, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A PARCEL OF LAND LYING IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 24 NORTH, RANGE 15 EAST, SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE N 00 DEG. 00'00"E ALONG THE WEST LINE OF SAID SECTION 35 A DISTANCE OF 349.40 FEET TO AN IRON PIN FOUND AND THE POINT OF BEGINNING; THENCE CONTINUE N 00 DEG. 00'00" E ALONG SAID WEST LINE A DISTANCE OF 688.53 FEET TO A ½" REBAR SET; THENCE N 90 DEG. 00'00" E A DISTANCE OF 229.02 FEET TO A ½" REBAR SET ON THE WESTERLY RIGHT-OF-WAY OF COUNTY HIGHWAY 412; THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF ROAD THE FOLLOWING COURSES AND DISTANCES TO ITS INTERSECTION WITH THE WEST LINE OF SAID SECTION 35: WITH A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 31.05 FEET, A RADIUS OF 502.72 FEET, AND A CHORD BEARING AND DISTANCE OF S 01 DEG. 18'57"E FOR 31.04 FEET TO A ½" REBAR SET; THENCE WITH A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 172.61 FEET, A RADIUS OF 823.93 FEET, AND A CHORD BEARING AND DISTANCE OF S 01 DEG. 33'42"W FOR 172.29 FEET TO A ½" REBAR SET; THENCE WITH A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 107.44 FEET, A RADIUS OF 152.11 FEET, AND A CHORD BEARING AND DISTANCE OF S 31 DEG. 50'01"W FOR 105.22 FEET TO A ½" REBAR SET; THENCE WITH A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 165.68 FEET, A RADIUS OF 324.99 FEET, AND A CHORD BEARING AND DISTANCE OF S 37 DEG. 27'51"W FOR 163.89 FEET TO A ½" REBAR SET; THENCE WITH A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 218.98

FEET, A RADIUS OF 933.49 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 16 DEG. 08'21"W FOR 218.48 FEET TO A ½" REBAR SET; THENCE S 09 DEG. 15'50"W A DISTANCE OF 56.65 FEET TO THE POINT OF BEGINNING, ACCORDING TO THE MARCH 12, 2004 SURVEY BY RODNEY Y. SHIFLETT, AL REG. NO. 21784

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEE, their 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, their heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set my our hands and seals, this 28th day of MAY, 2004.

Darren R. Vick

DARREN R. VICK

Kathy Vick

KATHY VICK

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that DARREN R. VICK and wife, KATHY VICK, 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 said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of MAY, 2004.

Clayton Kendrick
Notary Public
MCE 3-18-07