

Warranty Deed

This instrument was prepared by:
Patrick E. Kennedy
604 11th Ave. SW
Alabaster, Alabama 35007

THE STATE OF ALABAMA
SHELBY COUNTY

Know All Men by These Presents: That for and in consideration of the sum of Ten Thousand dollars(\$10,000.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I, **Vera Humphrey**, a single person (herein referred to as grantor), grant, bargain, sell and convey unto **Christina Michelle Ross**, a married person, the following described real estate, situated in Shelby County, Alabama, to-wit:

FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 3 WEST, RUN EASTERLY ALONG THE NORTH BOUNDARY LINE OF THE SAID SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 3 WEST FOR 401.37 FEET; THENCE TURN AN ANGLE OF 37 DEGREES 07 MINUTES TO THE RIGHT AND RUN SOUTHEASTERLY 528.17 FEET TO A POINT; THENCE CONTINUE SOUTHEASTERLY ALONG THE SAME COURSE FOR 80.0 FEET TO THE POINT OF BEGINNING OF THE LOT HEREIN DESCRIBED; THENCE TURN AN ANGLE OF 86 DEGREES 17 MINUTES 40 SECONDS TO THE RIGHT AND RUN SOUTHEASTERLY 132.8 FEET; THENCE RUN IN A SOUTHEASTERLY DIRECTION AND PARALLEL WITH THE NORTH LINE OF THE HELENA-ALABASTER COUNTY ROAD A DISTANCE OF 100.0 FEET; THENCE TURN AN ANGLE OF 98 DEGREES 42 MINUTES 20 SECONDS TO THE LEFT AND RUN NORTHEASTERLY A DISTANCE OF 144.25 FEET TO A POINT WHICH IS 104.0 FEET SOUTHEASTERLY FROM THE POINT OF BEGINNING ; THENCE TURN AN ANGLE OF 87 DEGREES 22 MINUTES TO THE LEFT AND RUN IN A NORTHWEST ERLY DIRECTION 104.0 FEET TO THE POINT OF BEGINNING.

EXCEPTING AND RESERVING ALL THAT CERTAIN PROPERTY KNOWN AS 24 FEET X 100 FEET PARCEL MORE OR LESS ACQUIRED BY LUTHER VERNON AND MINNIE FRANCES VERNON BY DEED DATED 05/00/85, RECORDED 12/31/86 IN DEED VOLUME 108, PAGE 30.

LESS AND EXEPT: FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 3 WEST, RUN EASTERLY ALONG THE NORTH BOUNDARY LINE OF THE SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 3 WEST FOR 401.37 FEET; THENCE TURN AN ANGLE OF 37 DEGREES 07 MINUTES TO THE RIGHT AND RUN SOUTHEASTERLY 528.17 FEET TO A POINT; THENCE CONTINUE SOUTHEASTERLY ALONG THE SAME COURSE FOR 80.0 FEET TO A POINT; THENCE TURN AN ANGLE OF 86 DEGREES 17 MINUTES 40 SECONDS TO THE RIGHT AND RUN SOUTHWESTERLY 108.8 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAME COURSE A DISTANCE OF 24.0 FEET; THENCE RUN IN A SOUTHEASTERLY DIRECTION AND PARALLEL WITH THE NORTH LINE OF THE HELENA-ALABASTER COUNTY ROAD A DISTANCE OF 100.0 FEET; THENCE TURN AN ANGLE OF 98 DEGREES 42 MINUTES 20 SECONDS TO THE LEFT AND RUN NORTHEASTERLY A DISTANCE OF 24.2 FEET TO A POINT; THENCE TURN LEFT AND RUN IN A NORTHWESTERLY DIRECTION 103.4 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that I will, and my 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, I have hereunto set our hands and seal this 15th day of July, 2004.

Vera L. Humphrey
Vera L. Humphrey

STATE OF ALABAMA
SHELBY COUNTY

I, Patrick Kennedy, Notary Public for the State of Alabama at Large do hereby certify that Vera L. Humphrey whose name is signed to the forgoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date. Given under my hand and official seal this the 15 day of July, 2004.

Patrick Kennedy
Notary Public for the State of Alabama at Large