


\$ 210,000

Send Tax Notice to:
Kenneth L. Jackson
177 Mullins Drive
Helena, Alabama 35080

STATE OF ALABAMA)
)
SHELBY COUNTY)


20040721000404560 Pg 1/3 227.00
Shelby Cnty Judge of Probate, AL
07/21/2004 10:19:00 FILED/CERTIFIED

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned **CAROLINE E. JACKSON** (together hereinafter referred to as the “Grantor”), in hand paid by **KENNETH L. JACKSON** (hereinafter referred to as the “Grantee”), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the Grantee her undivided one-half (1/2) interest in and to the following described real estate (together with the improvements, appurtenances and every part thereof) situated in Shelby County, Alabama, to-wit:

Parcel 1:

Begin at the SE corner of the NE ¼ of the SE ¼ of Section 15, Township 20 South, Range 3 West; thence run North along the East line thereof 810.03 feet; thence 88 deg. 50 min. 12 sec. left run 336.43 feet; thence 108 deg. 21 in. 30 sec. left and run Southeasterly for 210.67 feet; thence 1 deg. 03 min. 25 sec. right and run Southeasterly 195 feet; thence 03 deg. 57 min. left continue for 200.00 feet; thence 109 deg. 27 min. right run Westerly 50.0 feet; thence 109 deg. 55 min. left run Southeasterly 200.00 feet; thence 111 deg. 23 min. 57 sec. right run Westerly 151.35 feet to the Northeasterly right of way of Mullins Drive; thence 110 deg. 23 min. 50 sec. left run Southeasterly along said right of way 46.26 feet; thence 71 deg. 05 min. 07 sec. left run Easterly 300.32 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel 2:

A part of Northeast 1/4 of Southeast 1/4 of Section 15, Township 20 South, Range 3 West, being more particularly described as follows: Begin at Southeast corner of Northeast 1/4 of Southeast 1/4 of said Section 15, thence run in a westerly direction along the South boundary of said quarter-quarter Section line, a distance of 149.65 feet, thence turn an angle to the right of 70 degrees and 05 minutes and run in a northwesterly direction 242.27 feet, thence turn an angle to the right of 109 degrees and 55 minutes and run in an easterly direction 50 feet, thence turn an angle to the left of 109 degrees and 27 minutes and run in a northwesterly direction 200 feet; thence turn an angle to the right of 3 degrees and 57 minutes and run in a northwesterly direction 195 feet to the point of beginning of the property herein conveyed; thence turn an angle to the left of 72 degrees 40 minutes and run in a westerly direction a distance of 209.05 feet to the point of intersection with the east line of a County road right-of-way (said county road now situated within the corporate limits of the Town of Helena, Alabama); thence turn an angle to the right and run northwesterly along the east line of said right-of-way a distance of 210 feet; thence turn an angle to the right and run in an easterly direction parallel with the South line of said property a distance of 200 feet; thence turn an angle to the right and run in a southeasterly direction a distance of 210 feet, more or less to the point of beginning of the property herein conveyed.

Parcel 3:

Part of Northeast 1/4 of Southeast 1/4 of Section 15, Township 20 South, Range 3 West, of Huntsville Principal Meridian, Shelby County, Alabama, being more particularly described as follows: Begin at Southeast corner of Northeast 1/4 of Southeast 1/4 of said Section 15, thence in Westerly direction along the South boundary of said quarter-quarter

section line 149.65 feet, thence turning an angle of 70 degrees and 05 minutes to the right in Northwesterly direction 242.27 feet, thence turning an angle of 109 degrees and 55 minutes to the right in Easterly direction 50.00 feet, thence turning an angle of 109 degrees and 27 minutes to the left in Northwesterly direction 200.00 feet to point of beginning of a tract of land herein described; thence turning an angle of 3 degrees and 57 minutes to the right in Northwesterly direction 195.00 feet, thence turning an angle of 72 degrees and 40 minutes to left in Westerly direction 209.05 feet to point of intersection with East boundary of a County Road Right of Way said point being the arc of a curve turning to left in Southernly direction and having a radius of 5704.58 feet said chord being subtended by a Central angle of 2 degrees 02 minutes and 56 seconds and having a chord of 203.98 feet in length said chord forming angle of 109 degrees and 18 minutes to left from last mentioned course having a length of 209.05 feet, thence along said arc of said curve 204.00 feet which is East boundary of said right of way, thence turning an angle of 72 degrees and 32 minutes to left from last mentioned chord having a length of 203.98 feet, thence in Easterly direction 200.00 feet to point of beginning.

Parcel 4:

A part of the NE 1/4 of SE 1/4 of Section 15, Township 20 South, Range 3 West, described as follows: Commence at SE corner of said 1/4-1/4 section and run westerly along South line a distance of 149.65 feet; thence turn angle of 70 degrees 05 minutes to right in NW direction 42.27 feet to point of beginning, thence continuing in a straight line along last mentioned course 200.00 feet; thence turn angle of 109 degrees 55 minutes to right in Easterly direction 50.00 feet; thence turning an angle of 109 degrees 27 minutes to left in Northwesterly direction 200.00 feet; thence turn an angle of 70 degrees 33 minutes to left in Westerly direction 200 feet to point of intersection with the East boundary of a County Road right of way, said point being in the arc of a curve turning to left in Southerly direction and having a radius of 5704.58 feet, said chord being subtended by a central angle of 2 degrees 07 minutes 12 seconds and having a chord of 211.06 feet in length, said chord forming an angle of 109 degrees 28 minutes to left from last mentioned course having a length of 200.00 feet; thence along said arc of said curve 211.07 feet to the point of intersection with a straight line tangent to said arc; thence continuing along said straight line which is East boundary of said right of way of road 45.27 feet to the point of beginning of an arc of a curve turning to the right in Southerly direction and having a radius of 4799.69 feet said arc being subtended by a Central Angle of 1 degree 40 minutes and having a chord of 139.61 feet in length; thence along said arc of said curve 139.61 feet to point of intersection with a straight line tangent to said arc; thence along said straight line 4.06 feet which is on said right of way of road; thence turning an angle of 71 degrees 07 minutes to left in an Easterly direction 150.00 feet to point of beginning.

The conveyance is made subject to the following:

1. Taxes, dues and assessments due in the year 2004, and all subsequent years.
2. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, restrictions, set-back lines, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.
3. That certain lease to Dudley C. Jackson, Inc.

TO HAVE AND TO HOLD, to the Grantee, his heirs, successors and assigns forever.

The Grantor hereby covenants and agrees with the Grantee, his heirs, successors and assigns, that the Grantor, her heirs, executors, administrators and assigns, will warrant and defend the above described real estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed on this 30th day of June, 2004.

Caroline E. Jackson
CAROLINE E. JACKSON

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Caroline E. Jackson, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of July, 2004.

Marcia K. Heath
Notary Public
My Commission Expires: _____

[NOTARIAL SEAL]

MY COMMISSION EXPIRES DECEMBER 4, 2007

THIS INSTRUMENT PREPARED
(WITHOUT THE BENEFIT OF A
TITLE SEARCH) BY:
Amy Davis Adams
Berkowitz, Lefkovits, Isom & Kushner, P.C.
A Professional Corporation
1600 SouthTrust Tower
420 North 20th Street
Birmingham, Alabama 35203