

This instrument was prepared without
benefit of title evidence by:

Grantee's address:
322 East Hwy 25
Columbiana, AL 35051

William R. Justice
P.O. Box 1144, Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Two Hundred Twenty-seven Thousand Five Hundred and no/100 DOLLARS (\$227,500.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Kerry R. Nivens, married (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Billy Thomas (herein referred to as GRANTEE, whether one or more) the following described real estate situated in SHELBY County, Alabama to-wit:

Commence at the NE corner of the SW 1/4 of the SW 1/4 of Section 27, Township 19 South, Range 1 West; thence run South along the East line thereof for 179.87 feet; thence 90 degrees 00 minutes right run Westerly 888.05 feet to the westerly R/W of C.S.X. Railroad; thence 40 degrees 18 minutes 24 seconds right run Northwesterly along said R/W for 502.80 feet to the southerly R/W of Old U.S. Highway 280; thence 69 degrees 31 minutes 50 seconds left run Westerly along last said R/W for 52.36 feet to a curve to the right (having a radius of 518.36 feet and a central angle of 12 degrees 04 minutes 11 seconds); thence run along said curve and R/W for 109.19 feet; thence 118 degrees 26 minutes 53 seconds left from tangent of said curve run Southeasterly 269.80 feet; thence 109 degrees 49 minutes 56 seconds right for 111.50 feet to the point of beginning; thence 94 degrees 53 minutes 25 seconds left run Southeasterly 270.66 feet to the centerline of a branch; thence 94 degrees 14 minutes 22 seconds right run Westerly along said branch for 60.01 feet; thence South 32 degrees 09 minutes 16 seconds West along said creek a distance of 184.88 feet; thence South 35 degrees 27 minutes 36 seconds West along said creek a distance of 143.16 feet; thence South 80 degrees 48 minutes 33 seconds West along said creek a distance of 101.70 feet; thence North 87 degrees 08 minutes 48 seconds West along said creek a distance of 302.35 feet; thence South 54 degrees 36 minutes 10 seconds West along said creek a distance of 112.06 feet; thence North 00 degrees 00 minutes 00 seconds East and leaving said creek a distance of 408.67 feet; thence South 90 degrees 00 minutes 00 seconds East a distance of 246.09 feet; thence North 05 degrees 18 minutes 30 seconds East a distance of 409.56 feet to the Southerly right of way of Old Highway 280 and a point on a curve to the left having a central angle of 36 degrees 02 minutes 08 seconds and a radius of 518.34 feet, said curve subtended by a chord bearing North 78 degrees 46 minutes 34 seconds East and a chord distance of 320.65 feet; thence along the arc of said curve and along said right of way a distance of 138.19 feet to a point; thence turn an angle of 90 degrees 11 minutes 16 seconds to the right from the tangent of said curve and leaving said right-of-way line, run in a Southerly direction a distance of 284.58 feet to a point; thence

turn an angle of 107 degrees 29 minutes 37 seconds to the left and run Northeasterly a distance of 142.12 feet to the point of beginning.


The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

\$227,500.00 of the consideration stated above was paid by a purchase money first mortgage executed simultaneously herewith.

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

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 25th day of June, 2004.


Kerry R. Nivens

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kerry R. Nivens, married, 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of June, 2004.


Notary Public

