

102-04

20040728000418570 Pg 1/3 19.00
Shelby Cnty Judge of Probate, AL
07/28/2004 11:40:00 FILED/CERTIFIED

THIS INSTRUMENT PREPARED BY:
WEATHINGTON & MOORE, P.C.
Post Office Box 310
Moody, AL 35004

Send Tax Notice To:
Blake Denson
165 Charob Lake Trail
Chelsea, AL 35043

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE HUNDRED FOURTEEN THOUSAND SIX HUNDRED AND NO/100(\$114,600.00)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, **PAMELA HYATT, AN UNMARRIED WOMAN** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **BLAKE DENSON** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

SUBJECT TO:-1. Right of way to Southern Bell Telephone and Telegraph Company recorded in Deed Book 320 page 957 and Deed Book 333 page 28 in the Probate Office of Shelby County, Alabama.

2. Easement recorded in Volume 279 page 14 in said Probate Office.

\$112,829.00 of the above consideration was paid by mortgage loan closed simultaneously herewith.

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

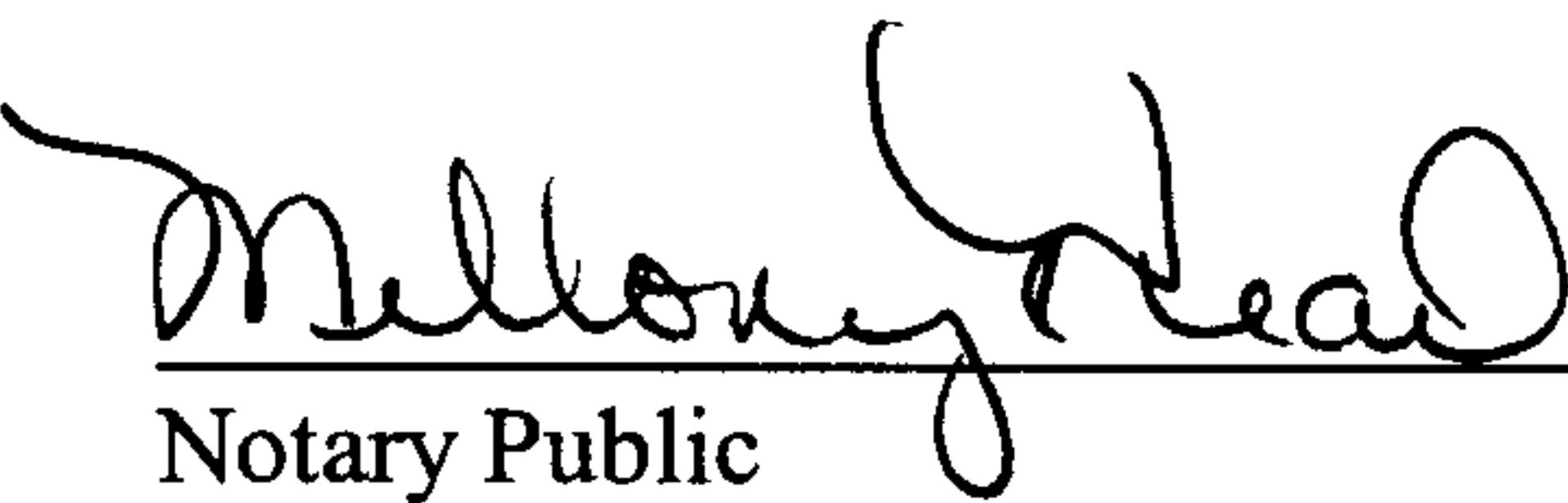
IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this 21st day of July, 2004.


PAMELA HYATT

STATE OF ALABAMA
ST. CLAIR COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Pamela Hyatt whose name(s) 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, she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of July, 2004.



Notary Public

My Commission Expires:

11-25-07

PARCEL I:

Commence at the NE corner of the N $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 4, Township 20 South, Range 1 West; thence run South 00°09'29" East, along the East line of said $\frac{1}{4}$ for 654.06 feet; thence run South 89°02'31" West for 711.80 feet to the point of beginning, said point being situated on the South right of way line of a 60 foot roadway; thence continue on the last described course for 75.00 feet; thence run South 00°00'00" East for 258.07 feet; thence run South 89°00'24" West for 189.78 feet; thence run South 00°15'12" East for 406.81 feet; thence run North 88°52'38" East for 242.97 feet; thence run North 00°00'00" East for 662.31 feet to the point of beginning; being situated in Shelby County, Alabama.

PARCEL II:

A lot as referred to in the Map of Frank Ingram Estates, as recorded in Map Book 19, page 50, in the Probate Office of Shelby County, Alabama; more particularly described as follows:

Commence at the Northeast corner of the North one-half of the Northeast $\frac{1}{4}$ of Section 4, Township 20 South, Range 1 West, thence run South along the East line of said $\frac{1}{4}$ section a distance of 694.06 feet; thence turn an angle of 89°12' to the right and run West a distance of 786.80 feet to the point of beginning; thence continue along last said course for 170.0 feet; thence turn an angle of 89°07'08" to the left and run 255.89 feet; thence turn an angle of 90°50'12" left and run 169.35 feet; thence turn an angle of 89°01'05" left and run 256.03 feet to the point of beginning.

ALSO a 60 foot easement described as follows:

Commence at the Northeast corner of the North one-half of the Northeast $\frac{1}{4}$ of Section 4, Township 20 South, Range 1 West; thence run South along the East line of said $\frac{1}{4}$ section a distance of 594.06 feet to the point of beginning; thence continue along last course for 60.0 feet; thence turn an angle of 89°12' to the right and run West a distance of 956.80 feet; thence turn an angle of 90°52'52" to the right and run 60.0 feet; thence turn an angle of 89°07'08" right and run 956.80 feet to the point of beginning.

All situated in Shelby County, Alabama.