

This instrument was prepared by

JOEL ~~BEARDEN~~ BEARDEN

SEND TAX NOTICE TO:

✓ MICHELLE BEARDEN FINN
600 HWY. 74
CHELSEA, AL 35043

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

\$5,000

That in consideration of One Dollar (\$1.00) 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, we, Mechelle B. Finn, a married woman, Kim B. Wash, a single woman and Staci B. Ballard, a married woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Joel E. Bearden, Jr., Peggy A. Bearden and Janice B. Peoples (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

PARCEL A: Commence at the Northeast Corner of the SW $\frac{1}{4}$, Section 11, T-20S, R-3W; thence run westerly along the north boundary of said $\frac{1}{4}$ for 444.94 feet to the point of beginning of the parcel herein described; thence continue along the last described course for 536.74 feet to a point; thence turn a deflection angle of 62 deg. 28 min. 10 sec. to the left and run 402.64 feet to a point; thence turn a deflection angle of 90 deg. to the right and run 460.30 feet to a point on the east right-of-way line of Alabama Highway 261; thence turn a deflection angle of 81 deg. 31 min. 38 sec. to the left and run southwesterly along said right-of-way for 7.10 feet to a point; thence continue southwesterly along said right-of-way along a curve to the left, having a radius of 1869.86 feet and a central angle of 14 deg. 50 min., for an arc distance of 484.09 feet to the end of said curve; thence continue southwesterly along said right-of-way along a tangent for 152.20 feet; thence turn a deflection angle of 94 deg. 28 min. 52 sec. to the left and leaving said right-of-way run 304.76; thence continue in the same direction along a curve to the right, having a radius of 599.18 feet and a central angle of 18 deg. 57 min., for an arc distance of 198.17 feet to the end of said curve; thence continue in the same direction, tangent to said curve, for 240.03 feet; thence continue in the same direction along a curve to the right, having a radius of 958.39 feet and a central angle of 11 deg. 54 min. 49 sec., for an arc distance of 199.28 feet to the end of said curve; thence continue in the same direction, tangent to said curve, for 124.98 feet to a point, being the western corner of property owned by the State of Alabama as recorded in Instrument Number 2001-25870 in the Shelby County Probate Office; thence turn a deflection angle of 93 deg. 42 min. 01 sec. to the left and run along the northwest boundary of said State of Alabama parcel for 594.76 feet to a point; thence turn a deflection angle of 110 deg. 16 min. 10 sec to the left and run along the southern boundary of property owned by the State of Alabama as recorded in Deed Book 281, page 23, for 227.73 feet to the southwest corner of said State of Alabama parcel; thence turn a deflection angle of 90 deg. 00 min. to the right and run along said western boundary of said State of Alabama property for 801.42 feet to the point of beginning. Said parcel is located in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 11, T-20S, R-3W.

PARCEL B: Begin at the Southwest corner of Section 11, T-20S, R-3W; thence run easterly along the south boundary of said Section 11 for 528.00 feet; thence turn a deflection angle of 53 deg. 03 min. 35 sec. to the left and run northeasterly for 1671.26 feet; thence turn a deflection angle of 79 deg. 20 min. 42 sec. to the left and run 131.45 feet; thence continue in the same direction along a curve to the left, having a radius of 858.39 feet and a central angle of 11 deg. 54 min. 49 sec., for an arc distance of 178.49 feet to the end of said curve; thence continue in a northwesterly direction, tangent to said curve, for 240.03 feet; thence continue in the same direction along a curve to the left, having a radius of 499.18 feet and a central angle of 18 deg. 57 min., for an arc distance of 165.10 feet to the end of said curve; thence continue in the same direction, tangent to said curve, for 322.63 feet to the point of intersection with the east right-of-way line of Alabama Highway 261; thence turn a deflection angle of 85 deg. 31 min. 08 sec. to the left and run along said right-of-way for 194.81 feet; thence turn a deflection angle of 90 deg. to the left and run along said right-of-way for 10.00 feet; thence turn a deflection angle of 90 deg. to the right and continue along

said right-of-way along a curve to the right, having a radius of 612.96 feet and a central angle of 45 deg. 08 min. 16 sec., for an arc distance of 482.88 feet to the end of said curve, being a point on the north boundary of the SW ¼ of the SW ¼, Section 11, T-20S, R-3W; thence turn a deflection angle of 156 deg. 19 min. 45 sec. to the left and leaving said right-of-way run along the north boundary of said ¼ ¼ for 351.68 feet; thence turn a deflection angle of 115 deg. 05 min. 36 sec. to the right and run 1470.67 feet to the Southwest corner of Section 11, T-20S, R-3W, being the point of beginning of the parcel herein described. Said parcel is lying in the SW ¼ of Section 11, T-20S, R-3W.

Also, a non-exclusive easement described as follows: Commence at the Southwest Corner of Section 11, T-20S, R-3W; thence run easterly along the south boundary of said Section 11 for 528.00 feet; thence continue easterly along said south boundary of said Section 11 for 2114.56 feet to the Southeast corner of the SW ¼ of Section 11, T-20S, R-3W; thence turn a deflection angle of 91 deg. 31 min. 28 sec. to the left and run northerly along the east boundary of said SW ¼ and along the west boundary of the Cedar Cove Subdivision for 1580.70 feet; thence turn a deflection angle of 64 deg. 51 min. to the left and run northwesterly along the south boundary of property owned by the State of Alabama for 310.49 feet; thence turn a deflection angle of 92 deg. 36 min. 15 sec. to the left and run along a southeasterly boundary of said State property of 751.83 feet; thence turn a deflection angle of 111 deg. 20 min. to the right and run along a southwesterly boundary of said State property for 601.46 feet to the point of beginning of the easement herein described; thence turn a deflection angle of 5 deg. 14 min. 26 sec. to the right and run 124.98 feet; thence continue in the same direction along a curve to the left, having a radius of 958.39 feet and a central angle of 11 deg. 54 min. 49 sec., for an arc distance of 199.28 feet to the end of said curve; thence continue in the same direction, tangent to said curve, for 240.03 feet; thence continue in the same direction along a curve to the left, having a radius of 599.18 feet and a central angle of 18 deg. 57 min., for an arc distance of 198.17 feet; thence continue in the same direction, tangent to said curve, for 304.76 feet to the point of intersection with the east right-of-way line of Alabama Highway 261; thence turn a deflection angle of 85 deg. 31 min. 08 sec. to the left and run along said right-of-way for 20.00 feet; thence turn a deflection angle of 90 deg. to the right and run along said right-of-way for 10.00 feet; thence turn a deflection angle of 90 deg. to the left and continue along said right-of-way for 81.09 feet; thence turn a deflection angle of 94 deg. 28 min. 52 sec. to the left and leaving said right-of-way run 322.63 feet; thence continue in same direction along a curve to the right, having a radius of 499.18 feet and a central angle of 18 deg. 57 min., for an arc distance of 165.10 feet to the end of said curve; thence continue in the same direction, tangent to said curve, for 240.03 feet; thence continue in the same direction along a curve to the right, having a radius of 858.39 feet and a central angle of 11 deg. 54 min. 49 sec., for an arc distance of 178.49 feet; thence continue in the same direction, tangent to said curve, for 131.45 feet; thence turn a deflection angle of 90 deg. to the left and run northeasterly back to the point of beginning.

All being situated in Shelby County, Alabama.

The foregoing real estate does not constitute the homestead of the Grantor(s) herein.

SUBJECT TO:

1. Ad valorem property taxes for the current tax year 2004 .
2. Easements, restrictions, covenants and reservations of record.

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 said grantees, their heirs and assigns, that we are 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 we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 2nd day of August 2004.

Mechelle B. Finn {SEAL}
Mechelle B. Finn

Kim B. Wash {SEAL}
Kim B. Wash

Staci B. Ballard {SEAL}
Staci B. Ballard

STATE OF ALABAMA)
)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, here by certify that Mechelle B. Finn, Kim B. Wash and Staci B. Ballard 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of August, 2004,
Doreen A. Austin
Notary Public

My commission expires: 8-8-07