



This instrument was prepared by

JOEL BEARDEN

SEND TAX NOTICE TO:

✓ JOEL BEARDEN
6234 HELEN RD.
HELENA, AL 35080

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar ^{\$5000} (\$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, Joel E. Bearden, Jr., a married man, Peggy A. Bearden, a married woman and Janice B. Peoples, a married woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Mechelle B. Finn, Kim B. Wash and Staci B. Ballard (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

PARCEL C: 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 to the point of beginning of the parcel herein described; 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; 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 79 deg. 20 min. 42 sec. to the right and run 1671.26 feet to the point of beginning. Said parcel is lying in the SW ¼, Section 11, T-20S, R-3W, which excepts a 100 feet by 100 feet parcel deeded to the Helena Utility Board as recorded in Instrument Number 1993-2792.

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 AUG., 2004

Joel E. Bearden, Jr. {SEAL}
Joel E. Bearden, Jr.

Peggy A. Bearden {SEAL}
Peggy A. Bearden

Janice B. Peoples {SEAL}
Janice B. Peoples

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, here by certify that Joel E. Bearden, Jr., Peggy A. Bearden and Janice B. Peoples 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

Michael E. Hill
Notary Public

My commission expires: MAY 14, 2005