

40,000 sq ft

Send Tax Notice to: Nora E. Stacy
112 Beacon Drive
Vandiver, AL 35176

This instrument was prepared by
(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW
(Address) COLUMBIANA, ALABAMA 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Dollar (\$1.00)** and other good and valuable consideration, to the undersigned grantor, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, **Ronda R. Dawson, an unmarried man** (herein referred to as grantor), do grant, bargain, sell and convey unto my deceased wife's daughter, **Nora E. Stacy**, (herein referred to as GRANTEE), all my right, title and interest in and to the following described real estate situated in **Shelby County**, Alabama to-wit:

PARCEL 1

Lot 10 and a part of Lot 11 on the map entitled "A Map of Vandiver, Shelby County, Alabama" by Theo Sparks, County Surveyor, as recorded in Map Book 3, page 45 in the Probate Office of Shelby County, Alabama dated October 12, 1912 containing 2.499 acres, and being more particularly described as follows:

Beginning at the Northwest Corner of Section 14, Township 18 South, Range 1 East, a 3 ½" axle found, also being the northwest corner of Lot 11 on said map; thence run S 4 deg. 40' 59" E along the west section line and west lot line for 489.98 feet (494 feet by map) to an iron pin set on the northeasterly 50-foot right-of-way line of the CSX Railroad (formerly the Central of Georgia Railroad, also shown on said map as Columbus and Western Railroad); thence run S 62 deg. 31' 49" E (S 62 deg. 30' E by map) along said right-of-way line for 26.29 feet to an iron pin set and the Point of Beginning; thence continue previous course for 549.41 feet to a ½ inch iron pin found on the southeast corner of Lot 10; thence, leaving said railroad right-of-way line, run N 0 deg. 00' 00" E along the east boundary of Lot 10, and along the east side of Applewood Drive, for 239.20 feet to a nail in pavement found at the northeast lot corner; thence N 60 deg. 30' 00" W along the northeast boundary of Lot 10 for 184.5 feet to a ½ inch iron pin set at the northwest corner of said Lot 10 being a corner with Lot 11; thence N 57 deg. 00' 00" W along the northeast boundary of Lot 11 for 144.00 feet to a ½ inch iron pin set at a lot corner; thence continue previous course for 100.00 feet to a ½ inch iron pin set; thence S 30 deg. 15' 50" W for 242.57 feet to the point of beginning.

Subject to the following easement for access and utilities through the property connecting Applewood Drive to the remainder of Lot 11 northwest of and northeast of Parcel 1:

An easement 15 feet in width being immediately southwest of the following boundary: Begin at the northeast corner of Lot 10, a nail in pavement of Applewood Drive; thence run N 60 deg. 30' 00" W along the northeast boundary of Lot 10 for 184.5 feet to a ½ inch iron pin set at the northwest corner of said Lot 10 being a corner with Lot 11; thence N 57 deg. 00' 00" W along the northeast boundary of Lot 11 for 144.00 feet to a ½ inch iron pin set at a lot corner; thence continue previous course for 30.00 feet to the end of said easement.

According to survey dated July 18, 2004, of John S. Parks, P.E. & L.S., Alabama No. 12579.

The land surveyed is subject to any and all easements, rights-of-way, limitations and/or restrictions of probated record or applicable law, including but not necessarily limited to the following:

1. A prescriptive right-of-way or easement for access and utilities known as Applewood Drive, a public paved road.
2. Right-of-way or easement to Coosa Valley Electric Cooperative for poles, lines, guy anchors, and maintenance thereof.
3. Right-of-way of the CSX Railroad.
4. The above described easement for access and utilities.

The grantor is the surviving spouse of Ella Watson, a/k/a Ella Mae Dawson, deceased, who died July 20, 1989. The said Ella Watson, a/k/a Ella Mae Dawson, deceased, was previously married to Arlin Watson, who died in approximately May 1952. The grantee is a daughter of Arlin Watson and Ella Watson, a/k/a Ella Mae Dawson, deceased.

TO HAVE AND TO HOLD to the said grantee, her heirs and assigns forever.

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

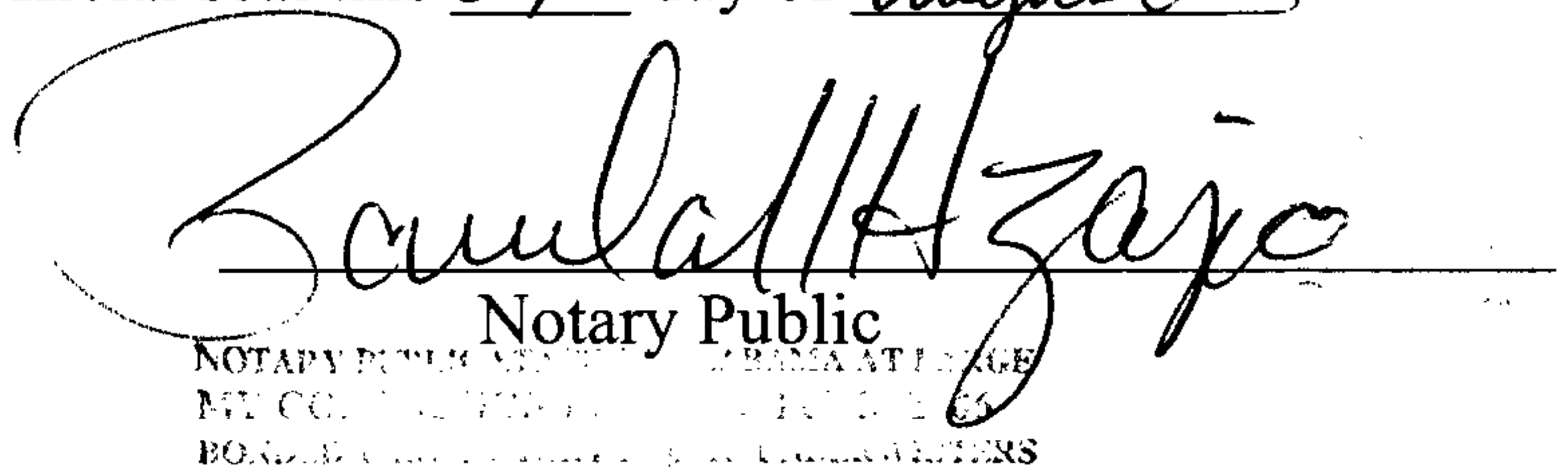
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 24th day of August, 2004.


Ronda R. Dawson

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Ronda R. Dawson**, 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 24th day of August, 2004.


Notary Public
NOTARY PUBLIC - ALABAMA
MY COM. EXPIRES 12/31/05
BONDED & SURETIED BY THE STATE OF ALABAMA