

This instrument was prepared by

SEND TAX NOTICE TO:

Joey Shannon White

## WARRANTY DEED

STATE OF ALABAMA

)

)

COUNTY OF SHELBY

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KNOW ALL MEN BY THESE PRESENTS:

*\$5,000*

That in consideration of ONE AND 00/100 DOLLARS (\$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., Peggy A. Bearden and Janice B. Peoples (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Joey Shannon White (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

Commence at the Northeast corner of the Southwest  $\frac{1}{4}$  of Section 11, Township 20 South, Range 3 West; thence run North 89 deg. 53 min. 05 sec. West along the north line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section 981.76 feet; thence run South 28 deg. 06 min. 34 sec. West 252.82 feet to the point of beginning; thence continue along the last described course 210.00 feet; thence run South 61 deg. 53 min. 26 sec. East 420.00 feet; thence run North 28 deg. 06 min. 34 sec. East 210.00 feet; thence run North 61 deg. 53 min. 26 sec. West 420.00 feet to the point of beginning.

Also, a non-exclusive easement 30 feet in width, lying each side of the following described line:

Commence at the Northeast corner of the Southwest  $\frac{1}{4}$  of Section 11, Township 20 South, Range 3 West; thence run North 89 deg. 53 min. 05 sec. West along the north line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section 981.76 feet; thence run South 28 deg. 06 min. 34 sec. West 462.82 feet; thence run South 61 deg. 53 min. 26 sec. East 105.20 feet to the point of beginning of said easement; thence North 19 deg. 32 min. 19 sec. West 63.50 feet; thence run North 2 deg. 39 min. 08 sec. East 181.31 feet; thence run North 50 deg. 32 min. 22 sec. West 37.67; thence run North 78 deg. 14 min. 30 sec. West 33.47 feet; thence run South 86 deg. 56 min. 36 sec. West 46.75 feet; thence run South 70 deg. 25 min. 52 sec. West 97.20 feet; thence run North 81 deg. 01 min. 02 sec. West 57.40 feet; thence run North 66 deg. 05 min. 13 sec. West 110.49 feet; thence run North 58 deg. 34 min. 28 sec. West 96.44 feet to a point on the eastern right of way of Alabama Highway # 261, said point being the end of said easement.

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 grantee, his 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 grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set my our hands and seals this 14<sup>th</sup> day of September, 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 14<sup>th</sup> day of September, 2004.

Sherry Livingston  
Notary Public

My commission expires: 7-21-2008