


THIS INSTRUMENT PREPARED BY:  
MARK S. BOARDMAN  
BOARDMAN, CARR, WEED & HUTCHESON, P.C.  
400 BOARDMAN DRIVE  
CHELSEA, ALABAMA 35043

Send Tax Notice to Grantee.  
GRANTEE'S ADDRESS:  
Joseph Richard Douglas, Sr.

  
20041001000544070 Pg 1/2 314.00  
Shelby Cnty Judge of Probate, AL  
10/01/2004 14:40:00 FILED/CERTIFIED

STATE OF ALABAMA        )  
SHELBY COUNTY         )       **GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Three Hundred Thousand and 00/100 (\$300,000.00) Dollars, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Betty Joyce Harpst Douglas**, a single individual, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Joseph Richard Douglas, Sr.**, a single individual (hereinafter referred to as GRANTEE) in fee simple the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

See Attached Exhibit A for Legal Description.

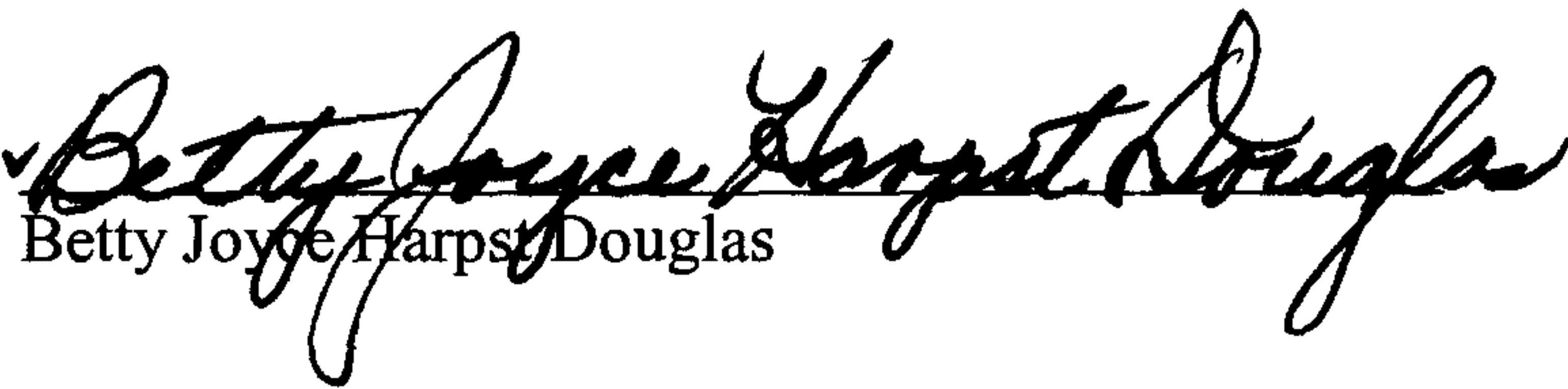
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record. Subject to any accrued taxes or assessments not yet due and payable.

This deed is given pursuant to that certain Final Judgment of Divorce granted April 4, 2001, Case No. DR-2000-220 in the Circuit Court of Shelby County, Alabama.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors, heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR, **Betty Joyce Harpst Douglas**, a single individual, has hereunto set his hand and seals this the 30<sup>th</sup> day of September, 2004.

  
Betty Joyce Harpst Douglas

STATE OF ALABAMA    )  
COUNTY OF SHELBY   )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Betty Joyce Harpst Douglas, a single individual, 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 Instrument signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30<sup>th</sup> day of September, 2004.

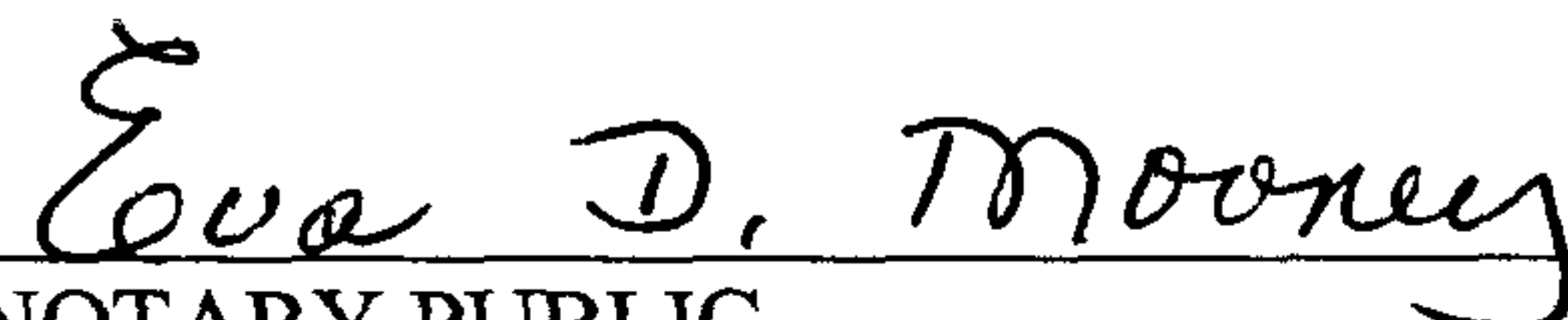
  
NOTARY PUBLIC  
My Commission Expires: 11-22-05



Exhibit A  
Legal Description

A parcel of land located in the NE 1/4 of the SW 1/4 of Section 31, Township 19 South, Range 2 West, more particularly described as follows:

Commence at the Northeast corner of the SW 1/4 of the NW 1/4 of said Section 31; thence in an Easterly direction a distance of 452.73 feet; thence 86 deg. 31 min. 40 sec. right in a Southerly direction a distance of 1321.78 feet; thence 47 deg. 06 min. right in a Southwesterly direction a distance of 250.20 feet to a point in the approximate center line of an existing road; thence 100 deg. 04 min. 45 sec. left in a Southeasterly direction along said approximate center line a distance of 380.41 feet to the beginning of a curve to the right having a radius of 965.17 feet; thence in a Southeasterly direction along said curve and center line a distance of 344.53 feet; thence 104 deg. 48 min. 33 sec. right from tangent to said curve in a Southwesterly direction a distance of 366.49 feet; thence 90 deg. Left in a Southeasterly direction a distance of 158.77 feet to the point of beginning; thence continue along last described course a distance of 2.00 feet; thence 75 deg. 49 min. 25 sec. left in a Northeasterly direction a distance of 116.67 feet to a point on a curve having a radius of 50.00 feet; thence 60 deg. 45 min. 15 sec. right to tangent of said curve in a Southeasterly direction along the arc of said curve to the left a distance of 68.64 feet; thence in a Southeasterly direction along a radial to said curve a distance of 175.36 feet; thence 94 deg. 40 min. 05 sec. right in a Southwesterly direction a distance of 267.15 feet; thence 81 deg. 58 min. right in a Northwesterly direction a distance of 225.00 feet; thence 90 deg. right in a Northeasterly direction a distance of 119.76 feet to the point of beginning.

Also, a 9.00 foot wide easement for utilities lying Northeasterly from and contiguous to above described 158.77 feet and 2.00 feet courses.

All being situated in Shelby County, Alabama.