

This instrument was prepared by:
David P. Condon
Moss and Condon, L.L.C.
300 Union Hill Drive, Suite 200
Birmingham, Alabama 35209

Send tax notice to:
James Roy Hutzley
3431 Indian Lake Drive
Pelham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Two Hundred Seventy Thousand and 00/100 Dollars (\$270,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, I,

Margaret C. Parson, an unmarried woman

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

James Roy Hutzley

(hereinafter referred to as "Grantee") the following described real estate situated in Jefferson County, Alabama to-wit:

See Attached Exhibit "A" Hereto and Incorporated Herein

\$216,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.
\$27,000.00 of the proceeds come from a second mortgage recorded simultaneously herewith.

Subject to: (1) 2005 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD Unto Grantee, his/her heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with Grantee, his/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 Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hand and seal, this 30th day of November, 2004.

By Margaret C. Parson (Seal)
Margaret C. Parson

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Margaret C. Parson, 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of November 2004.

David P. Condon
Notary Public: David P. Condon
My Commission Expires: 2-12-06
STATE-AT-LARGE

Exhibit A

A part of the Northwest Quarter of the Northwest Quarter of Section 36, Township 19 South, Range 3 West, being more particularly described as follows: Begin at the Southwest corner of the Northwest quarter of the Northwest quarter of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama; thence North along the West line of said Quarter-Quarter Section a distance of 318.23 feet (317.78 feet Deed); thence $85^{\circ} 39' 45''$ right ($85^{\circ} 41'$ deed), a distance of 112.43 feet (112.48 feet deed); thence $50^{\circ} 04' 23''$ ($50^{\circ} 03'$ deed) right, a distance of 140.03 feet (140.05 feet deed); thence $55^{\circ} 07'$ right (measured and deed), a distance of 232.11 feet (measured and deed); thence $53^{\circ} 28'$ left (deed and measured), a distance of 166.44 feet (deed and measured); thence $80^{\circ} 13' 15''$ right ($80^{\circ} 33'$ deed), a distance of 30.95 feet (30.4 feet deed); thence $99^{\circ} 51' 30''$ right ($99^{\circ} 27'$ deed), a distance of 199.67 feet (119.69 deed); thence $46^{\circ} 49' 50''$ left ($46^{\circ} 43'$ deed), a distance of 124.97 feet (125.0 feet deed) to the point of beginning.

Also an Easement for Ingress and Egress:

A part of the Southwest quarter of the Northwest quarter of Section 36, Township 19 South, Range 3 West, being more particularly described as follows: Commence at the Northeast corner of the Southwest quarter of the Northwest quarter of Section 36; thence run Easterly along the North line of said quarter-quarter section a distance of 107.77 feet to the point of beginning of said easement; thence turn an angle to the right of 32 degrees 09 minutes 16 seconds and run Southeasterly 49.53 feet; thence turn an angle to the left of 165 degrees 19 minutes 26 seconds and run Northwesterly 36.14 feet to a point on the North line of said quarter-quarter section; thence turn an angle to the left of 46 degrees 49 minutes 50 seconds and run Westerly 17.21 feet to the point of beginning.

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