

STATE OF ALABAMA)
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COUNTY OF SHELBY)

WARRANTY DEED

Mary K. Born
KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of ~~Ten~~ (\$10.00) Dollars, and other good and valuable considerations, to the undersigned grantors, Mary K. Born and Kathleen Born, each of whom is an unmarried person, in hand paid by Mary K. Born, grantee herein, the receipt of which is acknowledged, the undersigned, Mary K. Born and Kathleen Born, each of whom is an unmarried person, (herein referred to as grantors), do grant, bargain, sell and convey unto Mary K. Born, (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of the Northeast 1/4 of the Southwest 1/4, Section 16, Township 19 South, Range 1 West; thence run East along the South line of said 1/4-1/4 Section a distance of 41.98 feet to the point of beginning; thence continue East along the Southline of said 1/4-1/4 section a distance of 435.00 feet; thence turn an angle of 88 degrees 44 minutes 33 seconds to the left and run a distance of 403.96 feet to the South margin of an easement for a drive; thence turn an angle of 96 degrees 44 minutes 39 seconds to the left and run along said easement a distance of 163.00 feet; thence turn an angle of 19 degrees 51 minutes 52 seconds to the right and continue along said easement a distance of 232.39 feet; thence turn an angle of 78 degrees 07 minutes to the left and run a distance of 109.16 feet; thence turn an angle of 16 degrees 58 minutes 30 seconds to the left and run a distance of 344.01 feet to the point of beginning. Situated in the Northeast 1/4 of the Southwest 1/4, Section 16, Township 19 South, Range 1 West, Shelby County, Alabama.

ALSO, AN EASEMENT OF INGRESS AND EGRESS TO THE ABOVE DESCRIBED PROPERTY FOR DRIVEWAY WHICH SHALL RUN WITH THE LAND: Commence at the Southwest corner of the Northeast 1/4 of the Southwest 1/4, Section 16, Township 19 South, Range 1 West; thence run East along the South line of said 1/4-1/4 Section a distance of 476.98 feet; thence turn an angle of 88 degrees 44 minutes

33 seconds to the left and run a distance of 403.96 feet to the point of beginning; thence continue in the same direction a distance of 25.17 feet; thence turn an angle of 96 degrees 44 minutes 39 seconds to the left and run a distance of 161.58 feet; thence turn an angle of 19 degrees 51 minutes 52 seconds to the right and run a distance of 224.27 feet; thence turn an angle of 17 degrees 00 minutes 30 seconds to the right and run a distance of 112.97 feet to the Southeast right of way of Shelby County Highway No. 41; thence turn an angle of 71 degrees 00 minutes to the left and run along said Highway right of way a distance of 26.44 feet; thence turn an angle of 109 degrees 00 minutes to the left and run a distance of 125.32 feet; thence turn an angle of 17 degrees 00 minutes 30 seconds to the left and run a distance of 232.39 feet; thence turn an angle of 19 degrees 51 minutes 52 seconds to the left and run a distance of 163.00 feet to the point of beginning. Being situated in the N $\frac{1}{2}$ of the SW 1/4, Section 16, Township 19 South, Range 1 West, Shelby County, Alabama.

SUBJECT TO:

Advalorem taxes due on October 1, 2004.

Easement to Shelby County and recorded in Instrument #1993-11028. Restrictions appearing of record in Deed Book 304, Page 374. Any loss or claim due to easement rights not being separately assessed.

Subject to all outstanding indebtedness against said lands.

TO HAVE AND TO HOLD the same unto the said grantee, her heirs and assigns, forever. And the undersigned grantors do for themselves and their heirs, executors, and administrators, covenant with the said grantee, her heirs and assigns, that the undersigned grantors are lawfully seized in fee simple of the said premises; that the said premises are free from all encumbrances; that the undersigned grantors have a good right to sell and convey the said property; that the undersigned grantors will and their heirs, executors, and administrators shall warrant and defend the title to said premises unto the said grantee, her heirs, executors, and assigns, forever, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, the undersigned grantors have hereunto set

their hands and seals this 6th day of December, 2004.

Mary Kate Born [SEAL]

MARY K. BORN

Kathleen Born [SEAL]

KATHLEEN BORN

STATE OF ARKANSAS Al.
COUNTY OF Jeff

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I, the undersigned Notary Public in and for said County, in said State, hereby certify that Mary K. Born, 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 6th day of Dec, 2004.

James K. Fite
NOTARY PUBLIC
My Commission Expires 8-20-2008

STATE OF ALABAMA
COUNTY OF Jeff

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I, the undersigned Notary Public in and for said County, in said State, hereby certify that Kathleen Born, 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 6th day of Dec, 2004.

James K. Fite
NOTARY PUBLIC
My Commission Expires 8-20-2008

This instrument prepared by:

James K. Davis

Fite, Davis, Atkinson, Guyton and Burt, P. C.
P. O. Box 157
Hamilton, AL 35570