


WARRANTY DEED


20050111000017090 Pg 1/3 29.00
Shelby Cnty Judge of Probate, AL
01/11/2005 12:53:00 FILED/CERTIFIED

This instrument was prepared by:
WILLIAM PATRICK COCKRELL
WPC & ASSOCIATES LLC

Send tax notice to:
JOLEEN S. REED

(Name)

(Name)

2 OFFICE PARK CIRCLE, SUITE 105
BIRMINGHAM, ALABAMA 35223

300 RIDGEMONT DRIVE
HELENA, AL 35080

(Address)

(Address)

STATE OF **ALABAMA**
COUNTY OF **SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SEVENTEEN THOUSAND dollars (\$117,000.00) and other good and valuable consideration, to the undersigned Grantor, or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we (I), ANTHONY J. ELKINS and MARTHA A. CASTANEDA, AKA MARTHA ELKINS, HUSBAND AND WIFE (herein referred to as Grantor) do, grant, bargain, sell and convey unto JOLEEN S. REED, AN UNMARRIED PERSON (herein referred to as Grantees), the following described real estate situated in SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBT A

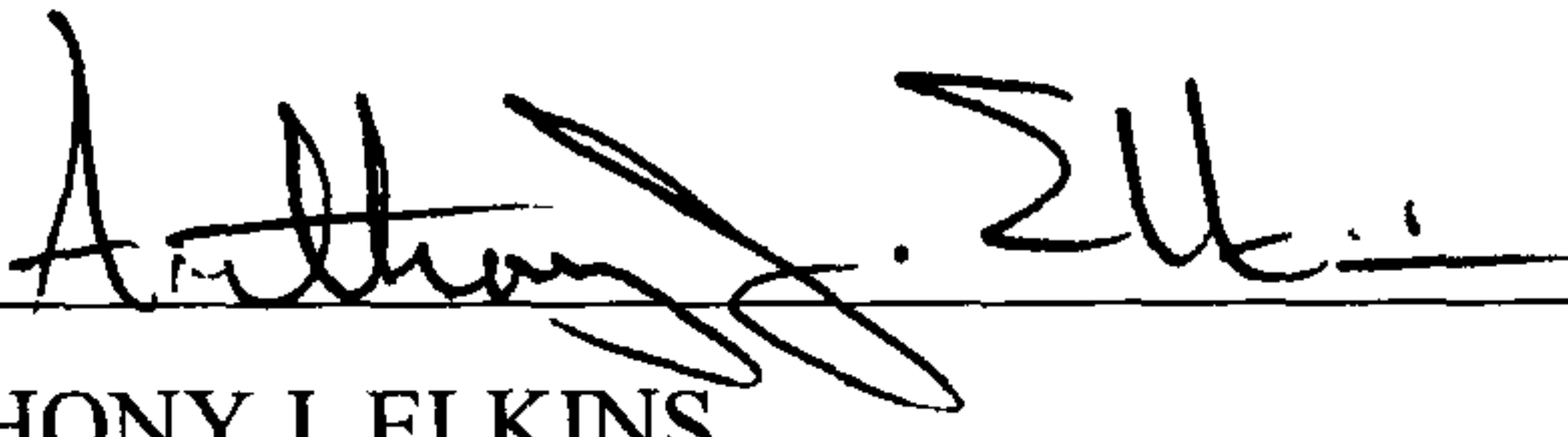
A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF 105,300.00 IS FILED HERewith.

TO HAVE AND TO HOLD, to the said Grantee, his/her heirs and assigns forever.

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

WARRANTY DEED

IN WITNESS WHEREOF, I have hereunto set my hand and seal, 01/07/05.

 (Seal)

ANTHONY J. ELKINS



MARTHA A. CASTANEDA AKA MARTHA ELKINS


STATE OF ALABAMA

COUNTY OF SHELBY

General Acknowledgment

I, William Patrick Cockrell, a Notary Public in and for said County in said State, hereby certify that ANTHONY J. ELKINS and MARTHA A. CASTANEDA, AKA MARTHA ELKINS, HUSBAND AND WIFE 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 01/07/05.



Notary Public

Return to: William Patrick Cockrell
WPC & Associates LLC
2 Office Park Circle
Suite 105
Birmingham, Alabama 35223



EXHIBIT A

20050111000017090 Pg 3/3 29.00
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Legal description:

Parcel I

A tract of land situated in the Northeast 1/4 of the Northeast 1/4 of Section 34, Township 20 South, Range 4 West, Shelby County, Alabama and more particularly described as follows: Commence at the Southeast corner of said Northeast 1/4 of Northeast 1/4; thence in a Westerly direction along the South line thereof a distance of 75.0 feet to the point of beginning; thence continue in a Westerly direction along said South line a distance of 35.28 feet; thence an angle right of 74 degrees 45 minutes and run in a Northwesterly direction a distance of 545.91 feet; thence an angle right of 105 degrees, 11 minutes and run in an Easterly direction a distance of 257.09 feet to a point on the East line of said Northeast 1/4 of Northeast 1/4; thence an angle right of 90 degrees 25 minutes and run in a Southerly direction along said East line a distance of 402.0 feet; thence an angle right of 30 degrees 57 minutes 50 seconds and run in a Southwesterly direction a distance of 146.31 feet to the point of beginning.

Parcel II

From the Southwest corner of the Northwest 1/4 of the Northwest 1/4, run North along the West boundary of said 1/4-1/4 a distance of 125.00 feet to the point of beginning; thence continue a distance of 228.73 feet; thence right 97 degrees 50 minutes 00 seconds a distance of 50.72 feet; thence right 87 degrees 11 minutes 00 seconds a distance of 156.77 feet; thence right 24 degrees 00 minutes 00 seconds a distance of 75.32 feet to the point of beginning, lying in Section 35, Township 20 South, Range 4 West.

Easement Description

Description of a 30-foot easement for ingress and egress situated in the Northwest 1/4 of the Northwest 1/4 of Section 35, Township 20 South, Range 4 West, Shelby County, Alabama, said easement being 15 feet to either side of a centerline which is more particularly described as follows:

From the Northwest corner of said Northwest 1/4 of Northwest 1/4 run thence in an Easterly direction along the North line of said 1/4-1/4 Section for a distance of 475.29 feet to the point of beginning of the centerline herein described; thence turn and run in a Southeasterly direction along said centerline on the arc of a curve to the left (the tangent of which describes a clockwise angle with the North line of said 1/4-1/4 Section of 87

degrees 53 minutes 40 seconds), said curve having a radius of 218.31 feet, a central angle of 47 degrees 02 minutes 12 seconds and being concave Northeasterly for a distance of 179.21 feet to the point of tangency of said curve; thence continue to run along said centerline in a Southeasterly direction tangent to said curve for a distance of 82.54 feet to the point of beginning of a curve to the right; thence continue to run in a Southeasterly direction along said centerline on the arc of said curve to the right, said curve having a radius of 349.74 feet, a central angle of 31 degrees 54 minutes 47 seconds and being concave Southwesterly, for a distance of 194.80 feet to the point of tangency of said curve; thence continue to run along said centerline in a Southeasterly direction tangent to said curve for a distance of 156.32 feet to the point of beginning of a turnaround easement for ingress and egress, said point being the end of the 30 foot easement herein described.