

No Title Search Conducted

This instrument prepared by:
Hewitt L. Conwill
CONWILL & JUSTICE
106 S. Main Street
Post Office Box 557
Columbiana, Alabama 35051

SEND TAX NOTICE TO:

✓ 418 Bates Road
Vincent, Alabama 35178

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

5000 - 00

B. E

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **ONE HUNDRED DOLLARS (\$100.00)** and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, **MARTY C. EDWARDS**, and wife, **SHERRY EDWARDS**, do grant, bargain, sell and convey unto **DONNA BAILEY**, **CHRISTOPHER TODD**, and **BRIDGET BAILEY**, the following described real estate situated in Shelby County, Alabama, to wit:

Commence at the Northwest corner of the Northwest one-fourth of the Southeast one-fourth of Section 13, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed South 00° 51' West along the West boundary of said quarter-quarter section for a distance of 348.94 feet to a 2" open top pipe in place, thence proceed South 00° 36' West along the West boundary of said quarter-quarter section for a distance of 200.73 feet (set 1/2" rebar), said point being the point of beginning. From this beginning point proceed South 89° 03' 39" East for a distance of 1298.13 feet (set 1/2" rebar); thence proceed North 01° 12' 08" West for a distance of 19.77 feet (set 1/2" rebar); thence proceed North 88° 12' 17" East for a distance of 240.90 feet (set 1/2" rebar); thence proceed South 00° 41' 48" East for a distance of 51.78 feet (set 1/2" rebar); thence proceed South 77° 15' 30" East for a distance of 188.66 feet (set 1/2" rebar); thence proceed North 20° 37' 32" East for a distance of 107.26 feet (set 1/2" rebar); thence proceed North 88° 12' 05" East for a distance of 315.49 feet (set 1/2" rebar) to the point of beginning. From this beginning point continue North 88° 12' 05" East for a distance of 546.25 feet to a 1" open top pipe in place; thence proceed South 00° 47' 31" East for a distance of 155.09 feet to a 1" open top pipe in place; thence proceed South 88° 10' 47" West along a fence for a distance of 546.25 feet (set 1/2" rebar); thence proceed North 00° 38' 34" West for a distance of 155.29 feet to the point of beginning.

The above described land is located in the Northeast one-fourth of the Southeast one-fourth of Section 13, Township 19 South, Range 2 East, Shelby County, Alabama, and contains 1.95 acres.

*The above described land is **GRANTED A 10 foot ingress and egress easement** being 5 feet in equal width on each side of the following described line: Commence at the Northwest corner of the Northwest one-fourth of the Southeast one-fourth of Section 13, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed South 00° 51' West along the West boundary of said quarter-quarter section for a distance of 348.94 feet to a 2" open top pipe in place; thence proceed South 00° 36' West along the West boundary of said quarter-quarter section for a distance of 200.73 feet (set 1/2" rebar), said point being the point of beginning of said easement. From this beginning point proceed South 89° 03' 39" East for a distance of 1298.13 feet (set 1/2" rebar); thence proceed North 01° 12' 08" West for a distance of 19.77 feet (set 1/2" rebar); thence proceed North 88° 12' 17" East for a distance of 240.90 feet (set 1/2" rebar); thence proceed South 00° 41' 48" East for a distance of 51.78 feet (set 1/2" rebar); thence proceed South 77° 15' 30" East for a distance of 188.66 feet (set 1/2" rebar); thence proceed North 20° 37' 32" East for a distance of 107.26 feet (set 1/2" rebar); thence proceed North 88° 12' 05" East for a distance of 315.49 feet (set 1/2" rebar) to the termination of said easement.*

TO HAVE AND TO HOLD to the said Grantees, their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunder set my hand and seal, this 22 day of June, 2004.

Stephanie Harun
Witness

Kevin Saybe
Witness

Marty C. Edwards
MARTY C. EDWARDS

Sherry Edwards
SHERRY EDWARDS

STATE OF ALABAMA
SHELBY COUNTY

ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Marty C. Edwards and Sherry Edwards, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of June, 2004.

Naei R. Braxton
Notary Public

My Commission Expires: MY COMMISSION EXPIRES / JUN. 20, 2006