

WARRANTY DEED

✓ This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Joanna Morrison
814 Edwards Drive
Helena, Alabama 35080

STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Seventy eight thousand five hundred and no/100 (\$78,500.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Donnie B. Williams, a married man** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Joanna Morrison** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Mineral and mining rights excepted.

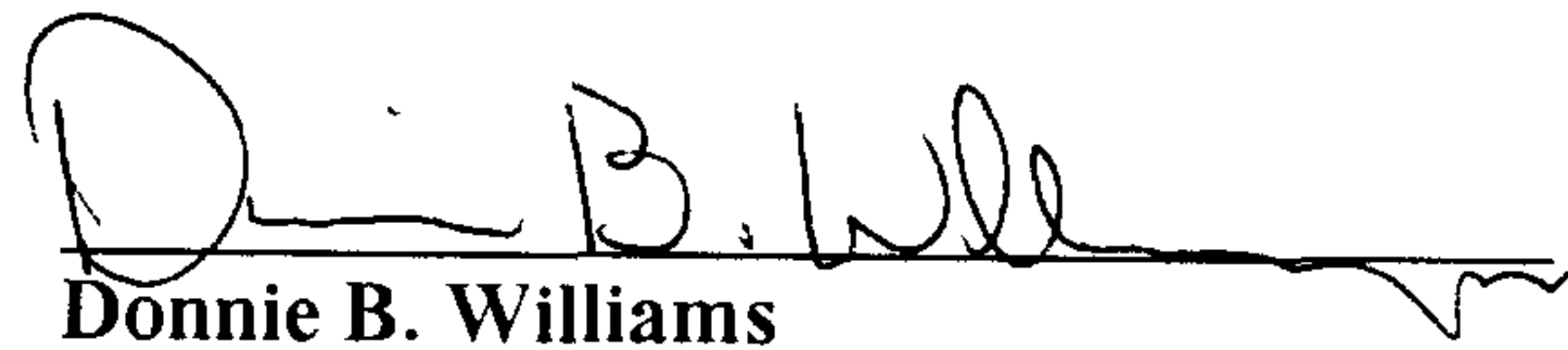
Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

\$77,287.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 4th day of February, 2005.


Donnie B. Williams

STATE OF ALABAMA COUNTY OF SHELBY

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that **Donnie B. Williams, a married man** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 4th day of February, 2005.


Notary Public
My Commission Expires: 02-25-05

EXHIBIT "A"

LEGAL DESCRIPTION

A parcel of land located in the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama; thence run North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ for a distance of 847.49 feet to a point; thence deflect an angle right of $87^{\circ}28'07''$ and run East for a distance of 808.02 feet to a point; thence deflect an angle right of $92^{\circ}31'53''$ and run South for a distance of 190.13 feet to an iron pin set, said point being the Point of Beginning; thence continue along last course for a distance of 126.61 feet to an iron pin set; thence deflect an angle right of $101^{\circ}51'00''$ and run Northwesterly for a distance of 102.18 feet to an iron pin set; thence deflect an angle right of $101^{\circ}51'00''$ and run North for a distance of 105.63 feet to an iron pin set; thence deflect an angle right of $83^{\circ}00'00''$ and run West for a distance of 100.00 feet to the Point of Beginning.

25.0 ingress - egress easement:

A strip of land lying in the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of the above described parcel; thence run West along the North line of said parcel for a distance of 51.74 feet to a point, said point being the centerline and the Point of Beginning of the following described 15.0 easement; thence deflect an angle right of $73^{\circ}16'15''$ and run a distance of 24.36 feet to a point; thence deflect an angle right of $28^{\circ}36'28''$ and run a distance of 46.38 feet to a point; thence deflect an angle left of $2^{\circ}06'49''$ and run a distance of 46.25 feet to a point; thence deflect an angle left of $30^{\circ}26'45''$ and run a distance of 23.84 feet to a point; thence deflect an angle left of $33^{\circ}14'12''$ and run a distance of 46.20 feet to the Southerly right of way of Shelby County Highway #261, having a 80.00 foot right of way and the end of said 25.0 easement.