



20050404000153210 1/2 \$97.00
Shelby Cnty Judge of Probate, AL
04/04/2005 01:13:28PM FILED/CERT

SEND TAX NOTICE TO: RUTH W. PALMER
5152 COLONIAL PARK ROAD
BIRMINGHAM, ALABAMA 35242

WARRANTY DEED

STATE OF ALABAMA,
SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$82,900.00 and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, **STEVEN ALLEN ALBERSON, AN UNMARRIED MAN**, (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto **RUTH W. PALMER**, (herein referred to as GRANTEE(S), their heirs and assigns, the following described real estate, situated in the County of SHELBY, and State of Alabama, to-wit:

SEE LEGAL DESCRIPTION ATTACHED ON EXHIBIT "A"

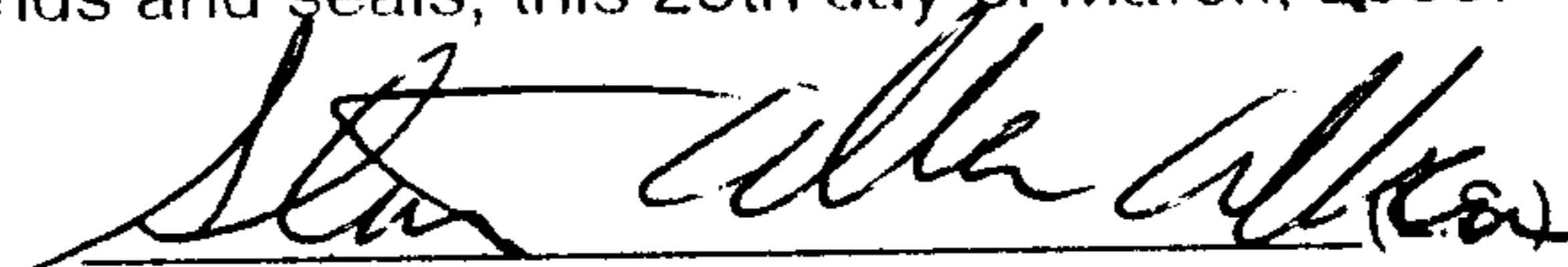
Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 25th day of March, 2005.

WITNESS:

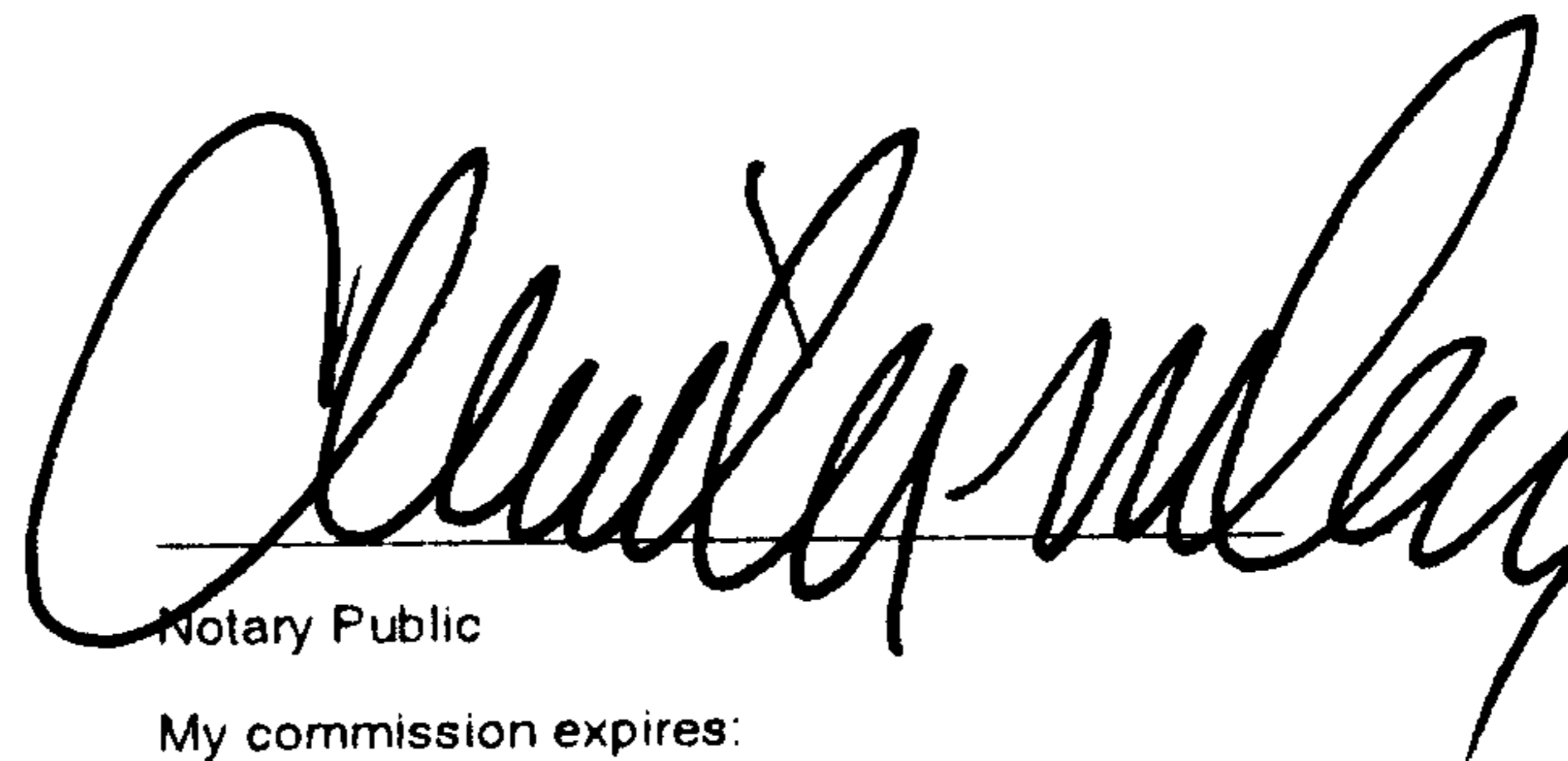

STEVEN ALLEN ALBERSON

_____(L.S.)

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said State hereby certify that STEVEN ALLEN ALBERSON, AN UNMARRIED MAN, whose name(s) 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 official seal this 25th day of March, 2005


Notary Public
My commission expires:

Prepared by:
CHRISTOPHER P. MOSELEY
MOSELEY & ASSOCIATES, P.C.
3800 COLONNADE PARKWAY, SUITE 630
BIRMINGHAM, AL 35243

CHRISTOPHER P. MOSELEY
MY COMMISSION EXPIRES 10/27/05



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EXHIBIT "A"

The following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of the Northeast $\frac{1}{4}$ of Section 32, Township 19 South, Range 1 East, Shelby County, Alabama, and run South along said $\frac{1}{4}$ $\frac{1}{4}$ Section line for a distance of 626.27 feet to the centerline of Colonial Pipeline Company right of way; thence turn $69^{\circ}06'12''$ right and run Southwesterly along said centerline of pipeline for a distance of 1,337.24 feet to the point of beginning and the Southwest corner of property conveyed to Lewis Edward Woolley and wife, Virginia F. Woolley as described in Real 23, Page 148, in the Probate Office of Shelby County, Alabama; thence continue along last described course for a distance of 301.23 feet; thence turn an angle to the right of $107^{\circ}49'29''$ and run a distance of 741.26 feet to the centerline of a paved road; thence turn an angle to the right of $88^{\circ}34'31''$ and run along said centerline of road a distance of 272.23 feet; thence turn an angle to the right of $90^{\circ}08'51''$ and run 655.99 feet to the point of beginning; being situated in Shelby County, Alabama.

An non-exclusive easement more particularly described as follows: Commence at the Northeast corner of the NE $\frac{1}{4}$ of Section 32, Township 19 South, Range 1 East, Shelby County, Alabama and run South 626.27 feet to a point of intersection with a line which is 38 feet Northwesterly of the South line of a pipeline easement; thence an angle to the right of $68^{\circ}00'$ and run Southwesterly and parallel to the South line of said pipeline easement 1,345.31 feet; thence an angle to the right of $107^{\circ}40'17''$ and run Northerly 635.56 feet to the point of beginning of said ingress and egress easement, said easement being 60.00 feet wide, 30.00 feet each side of a line described as follows: From said described point of beginning turn left from last described course an angle of $90^{\circ}00'$ and run Westerly 1,045.00 feet, more or less, to the Easterly right of way line of Shelby County Highway No. 51 to the point of beginning; being situated in Shelby County, Alabama.

Shelby County, AL 04/04/2005
State of Alabama

Deed Tax: \$83.00