20050404000153290 1/2 $19.00
Shelby Cnty Judge of Probate,AL
04/04/2005 01:28:10PM FILED/CERT

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Carolyn Sigears
P. O. Box 263
Wilsonville, Alabama 35186

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Five Thousand & no/100---**DOLLARS and NO/00 ($** 5000.00 **)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

KEVIN KEITH, A single **MAN**

grant, bargain, sell and convey unto,

CAROLYN SIGEARS

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"
Situated in Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

This property constitutes no part of the household of the grantor, or of his spouse.

NONE of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14 day of February, 2005.

KEVIN KEITH
Witness
Witness

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that KEVIN KEITH 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 the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of February, 2005.

Notary Public
My Commission Expires: 1/23/08

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Exhibit "A"
Legal Description

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

Deed Tax:$5.00

A parcel of land in the West Half of the Southwest Quarter of Section 1, Township 21 South, Range 1 East, said parcel of land being more particularly described as follows: Commencing at the Southeast corner of the Northwest Quarter of the Southwest Quarter of said Section 1; thence North 00 degrees 30 minutes 51 seconds East along the East line of said sixteenth section, a distance of 43.68 feet to the point of beginning; thence North 00 degrees 30 minutes 51 seconds East along the East line of said sixteenth section, a distance of 246.32 feet to a point; thence North 89 degrees 40 minutes 54 seconds West a distance of 259.34 feet to a point; thence North 00 degrees 26 minutes 47 seconds West a distance of 227.00 feet to a point; thence North 89 degrees 35 minutes 13 seconds West a distance of 181.50 feet to a point; thence South 00 degrees 26 minutes 47 seconds West a distance of 160.51 feet to a point on the North right of way of State Highway No. 25; thence along a curve to the left, in said right of way, having a radius of 3786.72 feet and a chord bearing of North 73 degrees 38 minutes 28 seconds East, an arc length of 274.71 feet to a point; thence North 71 degrees 33 minutes 46 seconds West along said right of way a distance of 57.22 feet to a point; thence North 70 degrees 51 minutes 19 seconds East a distance of 131.07 feet to the point of beginning. According to survey of Sidney Wheeler, RLS #16165, dated May 21, 2001.