

This instrument was prepared by:

Grantee's address:
677 Village Crest Circle
Hoover, AL 35226

William R. Justice
P.O. Box 1144, Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Seventy Thousand and no/100 DOLLARS (\$170,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Evelyn Eaves Joiner, married, and William I. Eaves, Jr., married (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto John C. Boles (herein referred to as GRANTEE, whether one or more) the following described real estate situated in SHELBY County, Alabama to-wit:

Parcel I:

A part of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Section 4, Township 20 South, Range 1 East; being more particularly described as follows:

Commence at the Northwest corner of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 4, Township 20 South, Range 1 East for the point of beginning; thence run Southerly along the West boundary line of said Northeast $\frac{1}{4}$ of Southwest $\frac{1}{4}$, a distance of 188 feet to a point at the Northwest corner of James Fulton Sims and wife, Jewel McKinney Sims property as described in Deed Book 280, page 466 and Deed Book 283, page 597; thence run East along the North boundary line of said Sims property a distance of 157.5 feet to the Northeast corner of said Sims property; thence turn an angle to the right and run Southerly and parallel to the West boundary line of said Northeast $\frac{1}{4}$ of Southwest $\frac{1}{4}$, a distance of 457 feet more or less to a point on the right-of-way line of County Highway 51; thence turn to the left and run in an Easterly direction along said right-of-way a distance of 232 feet to a point; thence turn to the left and run Northerly and parallel to the West boundary line of said Northeast $\frac{1}{4}$ of Southwest $\frac{1}{4}$ a distance of 670 feet more or less to a point on the South boundary line of the Southeast $\frac{1}{4}$ of Northwest $\frac{1}{4}$ of said Section 4; thence turn to the right and run Easterly along said South boundary line a distance of 130 feet to a point; thence turn to the left and run Northerly and parallel to the West boundary line of said Southeast $\frac{1}{4}$ of Northwest $\frac{1}{4}$, a distance of 502 feet more or less to point on the North boundary line of said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence turn to the left and run Westerly along said North boundary line a distance of 533.32 feet to a point at the Northwest corner of said Southeast $\frac{1}{4}$ of Northwest $\frac{1}{4}$; thence turn to the left and run Southerly along the West boundary line of Southeast $\frac{1}{4}$ of Northwest $\frac{1}{4}$ a distance of 502 feet more or less to the point of beginning. Said tract of land lying in the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 4, Township 20

South, Range 1 East, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Less & except, a tract of land consisting of approximately one and one-half acres situated in the Southwest corner of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the Northwest corner of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 4, Township 20, Range 1 East, Shelby County, Alabama, more particularly described as commencing at the Northwest corner of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 4, Township 20, Range 1 East, point of beginning, run South along Forty line 188 feet, then East 157 $\frac{1}{2}$ feet to a point, then North and parallel with West Forty line 416 feet, then West 157 $\frac{1}{2}$ feet to a point on the Forty line, then South along Forty line 228 feet to a point and the point of beginning.

Parcel II:

A part of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Section 4, Township 20 South, Range 1 East; being more particularly described as follows:

Commence at the Northwest corner of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 4, Township 20 South, Range 1 East; thence run Easterly along the North boundary line of said Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ a distance of 403.31 feet to the point of beginning; thence turn to the right and run Southerly and Parallel to the West line of said Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ a distance of 670 feet more or less to a point on the right of way line of County Highway 51; thence turn to the left and run Easterly along said right of way line a distance of 232 feet more or less to a point at the Southwest corner of the Jessie Frances Ramsey property as described in Deed Book 338, page 734; thence turn to the left and run North and parallel to the East line of the said Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ which is the West line of said Ramsey property, a distance of 120 feet to a point; thence turn to the right and run 40 deg. North of East (according to said deed) a distance of 200 feet to a point; thence run East along said Ramsey property a distance of 108 feet to a point on the West line of the James Rodney Eaves property as described in Deed Book 315, page 709; thence turn to the left and run North along the said West line of the said James Rodney Eaves property and parallel to the East line of said Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the East line of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 988 feet to a point on the North boundary line of said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ which is the Northwest corner of the said James Rodney Eaves property; thence turn left and run Westerly along the said North boundary line of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ a distance of 368 feet to a point; thence turn to the left and run Southerly and parallel to the West line of said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ a distance of 502 feet more or less to a point on the South line of said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence turn to the right and run Westerly along said South line a distance of 130 feet to the point of beginning. Said tract of land is lying in the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 4, Township 20 South, Range 1 East, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

\$136,000.00 of the consideration stated above was paid by a purchase money mortgage executed simultaneously herewith.

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

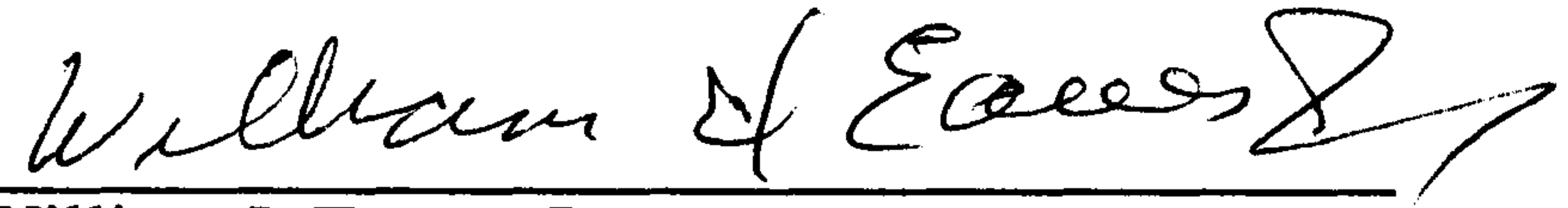
And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 04/28/2005
State of Alabama

Deed Tax: \$34.00

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 28th day of April, 2005.


Evelyn Eaves Joiner


William I. Eaves, Jr.

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Evelyn Eaves Joiner, married, and William I. Eaves, Jr., married, 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 28th day of April, 2005.


Notary Public

