

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

VALUE: \$5,000.00

This instrument was prepared by:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Mary Whitner
5221 Hwy 28
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Dollar and no/00 (\$1.00)** and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Crystal Portis, a married woman, (herein referred to as grantor, whether one or more)** grant, bargain, sell and convey unto, **Crystal Portis, Jackson A. Whitner and wife, Mary Whitner, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description.

This property constitutes no part of the homestead of the Grantor or her spouse.

TO HAVE AND TO HOLD to the said grantees, 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 28 day of April, 2005.

Crystal Portis
Crystal Portis

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Crystal Portis, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of April, 2005.

Vonda Felth
Notary Public

My Commission Expires: 01/02/07

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I-A: Beginning at a pine knot corner (found in place at the NW corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 34, Township 21 South, Range 1 East; (thence run South 88 deg. 52 min. 16 sec. East, along the North boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 659.62 feet to a point at the NE corner of the West half of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section; thence turn an angle of 88 deg. 17 min. 17 sec to the right and run South 0 deg. 34 min. 59 sec. East along the East boundary line of said West half of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ a distance of 83.76 feet to a point on the North 50 foot right of way line of County Highway 28; thence turn an angle of 95 deg. 04 min. 44 sec. to the right and run North 85 deg. 27 min. 15 sec. West, along said 50 foot right of way line a distance of 64.50 feet to a point; thence turn an angle of 90 deg. 00 min. 00 sec. to the left and run South 4 deg. 32 min. 45 sec. West along said right of way line a distance of 10.00 feet to a point on the North 40-foot right of way line; thence turn an angle of 90 deg. 00 min. 00 sec. to the right and run North 85 deg. 27 min. 15 sec. West, along said 40-foot right of way line a distance of 597.12 feet to a point on the West boundary line of the said NE $\frac{1}{4}$ of SE $\frac{1}{4}$; thence turn an angle of 85 deg. 27 min. 01 sec. to the right and run North 0 deg. 00 min. 14 sec. West along said West boundary line a distance of 54.28 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to the following:

Transmission line permits to Ala. Power Co. recorded in Deed Book 198, Page 499; in Deed Book 108, Page 28; in Deed Book 119, Page 550 in Probate Office; right of way to Shelby County recorded in Deed Book 215, Page 42 in Probate Office; Less and except right of way for County Highway No. 28; less and except Ala. Power Co. line as shown on survey of subject land made by James L. Ray, Jr. dated 6/12/78; without limiting the generality of any other exception contained herein specific exception is made as to the rights, if any, of others, use dirt drive as shown on Parcel I-A herein described on survey made by James L. Ray, Jr., dated June 12, 1978.

Shelby County, AL 05/02/2005
State of Alabama

Deed Tax: \$5.00