

This instrument was prepared by Clay Benson Esco & Benson LLC 547 South Lawrence Street Montgomery, AL 36104

700215

SEND TAX NOTICE TO:

Michael H Craft and Robert L Phillips

78 Lake Kathryn Dr.

Sterrett AL 35147

## **WARRANTY DEED**

STATE OF ALABAMA COUNTY OF SHELBY

## KNOW ALL MEN BY THESE PRESENTS:

That in consideration of <u>ONE HUNDRED THIRTY THOUSAND NO/100'S</u> (\$130,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, <u>ROBERT RAY SHIRLEY AND CECILIA TAYLOR SHIRLEY, HUSBAND AND WIFE</u>

\_\_\_\_\_ (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto, <u>MICHAEL</u>

<u>H CRAFT AND ROBERT L PHILLIPS</u> (herein referred to as GRANTEES, whether one or more), the following described real estate, situated in <u>SHELBY</u> County, Alabama to-wit:

See Attached Exhibit A

\$135,000.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

This conveyance is made subject to covenants, restrictions, reservations, easements and rights-of-ways, if any, heretofore imposed of record affecting Grantor's title to said property, and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

For ad valorem tax purposes the property address is <u>9045 Old Hwy 280, Chelsea, Alabama</u>, Shelby County, Alabama

The preparer of this instrument has served as a scrivener only and has not examined title to the property for purposes of Grantors's representations made herein or rendered any opinion with respect thereto.

ENDFIELD And I do, for myself and for my heirs, executors and administrators, covenant with said GRANTEES, her 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, we, <u>ROBERT RAY SHIRLEY AND CECILIA TAYLOR SHIRLEY, HUSBAND</u> <u>AND WIFE</u>, have hereunto set my (our) hand(s) and seal(s) this <u>7th</u> day of <u>JUNE</u>, <u>2005</u>.

ROBERT RAY SHIRLEY

(SEAL)

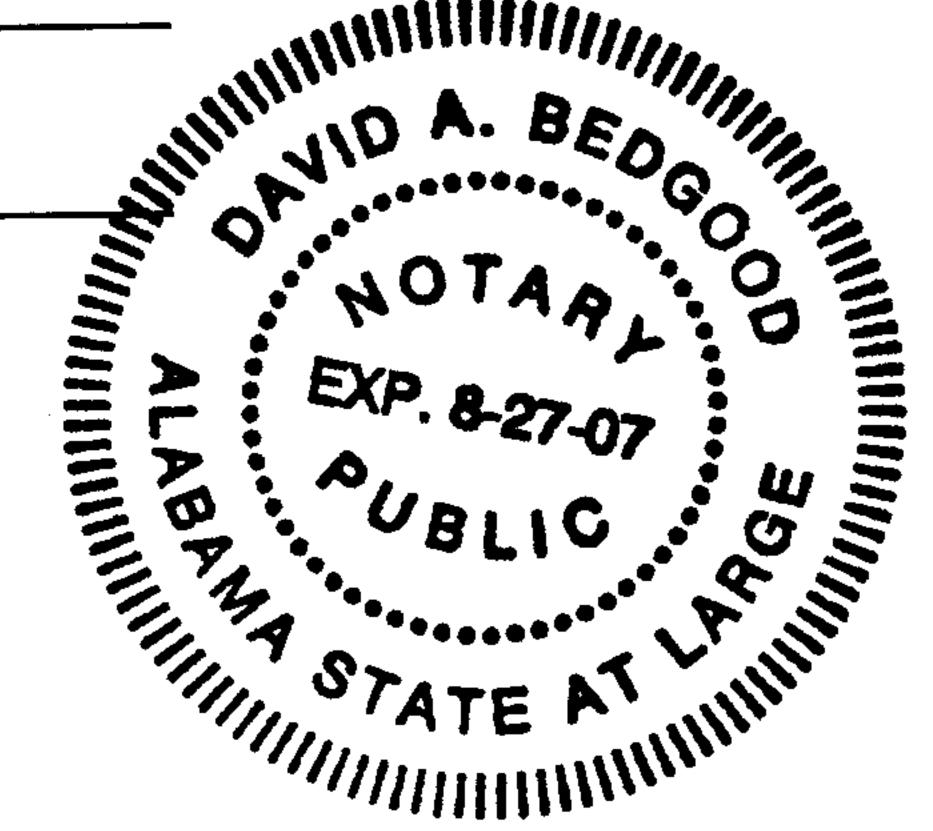
CECILIA TAYLOR SHIRLEY (SEAL)

STATE OF ALABAMA
JEFFERSON COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that **ROBERT RAY SHIRLEY AND CECILIA TAYLOR SHIRLEY, HUSBAND AND WIFE** whose name(s) 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 the conveyance, THEY executed the same voluntarily on the day the same bears date.

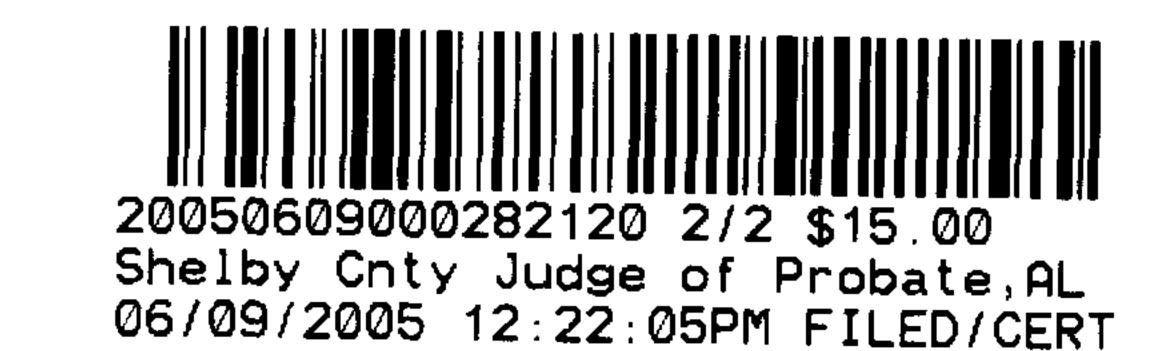
Given under my hand and official seal this 7th day of JUNE, 2005

My commission expires:



# EXHIBIT "A"

File No.: 700215



#### PARCEL 1:

COMMENCE AT THE NE CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 1 WEST OF THE HUNTSVILLE MERIDIAN; PROCEED SOUTH ALONG THE EAST LINE OF SAID 1/4-1/4 SECTION FOR A DISTANCE OF 501 FEET TO THE SOUTHERLY RIGHT OF WAY OF OLD HIGHWAY 280 (FORMERLY KNOWN AS "FLORIDA SHORT ROUTE") TURN AN ANGLE TO THE RIGHT OF 85 DEGREES 48 MINUTES 59 SECONDS AND PROCEED ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 350 FEET TO THE POINT OF BEGINNING; TURN AN ANGLE TO THE LEFT OF 85 DEGREES 48 MINUTES 59 SECONDS AND PROCEED FOR A DISTANCE OF 420.00 FEET; TURN AN ANGLE TO THE RIGHT OF 85 DEGREES 48 MINUTES 59 SECONDS AND PROCEED FOR A DISTANCE OF 210.00 FEET; TURN AN ANGLE TO THE RIGHT OF 94 DEGREES 11 MINUTES 01 SECONDS AND PROCEED FOR A DISTANCE OF 420.00 FEET TO SAID RIGHT OF WAY; TURN AN ANGLE TO THE RIGHT OF 85 DEGREES 48 MINUTES 59 SECONDS AND PROCEED ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING.

NOTE: PER THE SHELBY COUNTY TAX ASSESSOR, THE ABOVE DESCRIBED PROPERTY IS ZONED FOR COMMERCIAL USE.

### PARCEL 2:

COMMENCE AT THE SW CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 1 EAST AND RUN EASTERLY ALONG THE SOUTH LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 704.29 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE FOR 252.89 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SHELBY COUNTY ROAD NO. 55; THENCE TURN AN ANGLE OF 86 DEGREES 18 MINUTES 51 SECONDS TO THE LEFT AND RUN NORTHERLY ALONG SAID ROAD RIGHT OF WAY A DISTANCE OF 330.83 FEET; THENCE TURN AN ANGLE OF 93 DEGREES 43 MINUTES 01 SECONDS TO THE LEFT AND RUN WESTERLY FOR 275.29 FEET; THENCE TURN AN ANGLE OF 90 DEGREES 09 MINUTES 55 SECONDS TO THE LEFT AND RUN SOUTHERLY FOR 330.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 20.0 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS BEING 10 FOOT WIDE ON BOTH SIDES OF A CENTERLINE DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 1 EAST AND RUN EASTERLY ALONG THE SOUTH LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 704.29 FEET; THENCE TURN 90 DEGREES 11 MINUTES 17 SECONDS TO THE LEFT AND RUN NORTHERLY 30.05 FEET TO THE POINT OF BEGINNING OF THE EASEMENT CENTERLINE; THENCE TURN 101 DEGREES 12 MINUTES 25 SECONDS TO THE RIGHT AND RUN EASTERLY 36.77 FEET; THENCE TURN 11 DEGREES 45 MINUTES 24 SECONDS TO THE LEFT AND RUN 86.46 FEET; THENCE TURN 16 DEGREES 12 MINUTES 48 SECONDS TO THE LEFT AND RUN 77.10 FEET; THENCE TURN 18 DEGREES 15 MINUTES 07 SECONDS TO THE RIGHT AND RUN 59.69 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SHELBY COUNTY ROAD NO. 55 AND THE POINT OF ENDING OF SAID EASEMENT.

R.R.S.

07