20050621000309570 1/3 $18.00
Shelby Cnty Judge of Probate,AL
06/21/2005 02:49:10PM FILED/CERT

SEND TAX NOTICE TO:

The Yarbrough Living Trust
3880 Highway 77
Columbiana, AL 35051

Prepared by:

Morris J. Princiotta, Jr.
Attorney at Law
2100-C Rocky Ridge Road
Birmingham, Alabama 35216

STATE OF ALABAMA:
JEFFERSON COUNTY:

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **SEVENTY THOUSAND, AND NO/100.....($70,000.00) Dollars,** to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **CATHERINE J. CHILDS and husband, ARTIE CHILDS** (herein referred to as grantors), do grant, bargain, sell and convey unto **WANDA G. YARBROUGH and AVERY L. YARBROUGH, Husband and Wife, Trustees, or their successors in Trust, under the Yarbrough Living Trust, dated June 20, 2000 and any amendments thereto (herein referred to as GRANTEES)**, the following described real estate situated in **SHELBY** County, Alabama, to-wit:

SEE ATTACHED "EXHIBIT A" FOR LEGAL DESCRIPTION.

Subject to:

1. Taxes for 2005 and subsequent years, not yet due and payable.
2. Any easements, restrictions, and rights of way of record.

The undersigned grantor, CATHERINE J. CHILDS, is one and the same person as CATHERINE BLANKENSHIP.

The entire purchase price received herein was paid from a first purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs, successors, and assigns, forever.

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

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IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 17th day of June, 2005.

_____ (Seal)
CATHERINE J. CHILDS

_____ (Seal)
ARTIE CHILDS

STATE OF ALABAMA:
JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **CATHERINE J. CHILDS and husband ARTIE CHILDS,** 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 17th day of June, 2005.

_____
Notary Public

My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 5, 2007
BONDED THRU NOTARY PUBLIC UNDERWRITERS

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EXHIBIT A

LAND SITUATED IN THE SE 1/2 OF THE NE 1/4 OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF THE ABOVE SAID 1/4 - 1/4; THENCE
S 01 DEGREES 03' 08" W, A DISTANCE OF 135.00 ' TO A FOUND OPEN TOP; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 220.46'; THENCE N 89 DEGREES 16' 23" W, A DISTANCE OF 67.94 ' TO A POINT ON THE EASTERLY R.O.W. LINE OF SHELBY COUNTY HIGHWAY 77, 80' R.O.W., SAID POINT ALSO BEING THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1306.29', A CENTRAL ANGLE OF 08 DEGREES 55' 51", AND SUBTENDED BY A CHORD WHICH BEARS
S 07 DEGREES 36' 31" E, AND A CHORD DISTANCE OF 203.41'; THENCE ALONG THE ARC OF SAID CURVE AND SAID R.O.W. LINE, A DISTANCE OF 203.62'; THENCE S 03 DEGREES 08' 36" E AND ALONG SAID R.O.W. LINE, A DISTANCE OF 18.12' TO THE POINT OF BEGINNING;
THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 60.13'; THENCE S 89 DEGREES 20' 08" E AND LEAVING SAID R.O.W. LINE, A DISTANCE OF 1320.87'; THENCE N 00 DEGREES 31' 09" E, A DISTANCE OF 408.00'; THENCE N 49 DEGREES 02' 33" E, A DISTANCE OF 94.05';
THENCE N 26 DEGREES 53' 40" E, A DISTANCE OF 150.35'; THENCE
N 88 DEGREES 13' 36" W, A DISTANCE OF 1063.84'; THENCE
S 01 DEGREES 46' 24" W, A DISTANCE OF 566.03'; THENCE
N 88 DEGREES 20' 08" W, A DISTANCE OF 416.00' TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 14.16 ACRES, MORE OR LESS.

BY FEE SIMPLE DEED FROM LEROY BLANKENSHIP AS SET FORTH IN BOOK 1999 PAGE 24729 DATED 05/24/1999 AND RECORDED 06/11/1999, AS TO PARCEL B CONTAINING 14.16 ACRES MORE OR LESS, SHELBY COUNTY RECORDS, STATE OF ALABÁMA

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WDC