

## 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

## SEE ATTACHED "EXHIBIT A" FOR LEGAL DESCRIPTION.

Subject to:

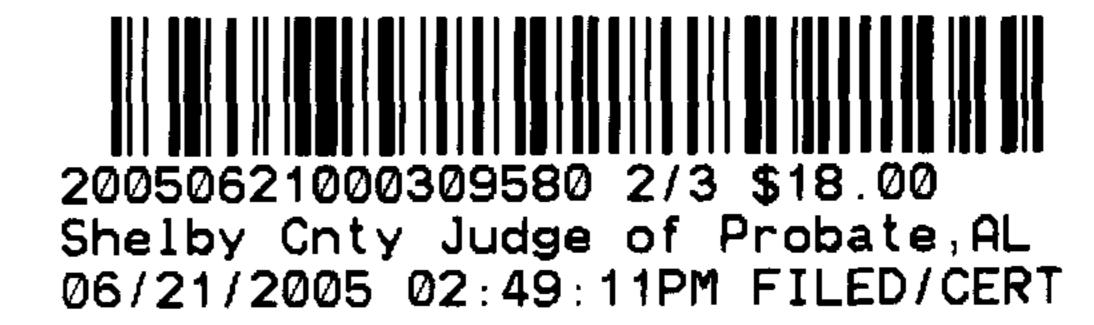
- 1. Taxes for 2005 and subsequent years, not yet due and payable.
- 2. Any easements, restrictions, and rights of way of record.

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.



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

CATHERINE J. CHILDS

(Seal)

(Seal)

ARTIE CHILDS

STATE OF ALABAMA: JEFFERSON COUNTY:

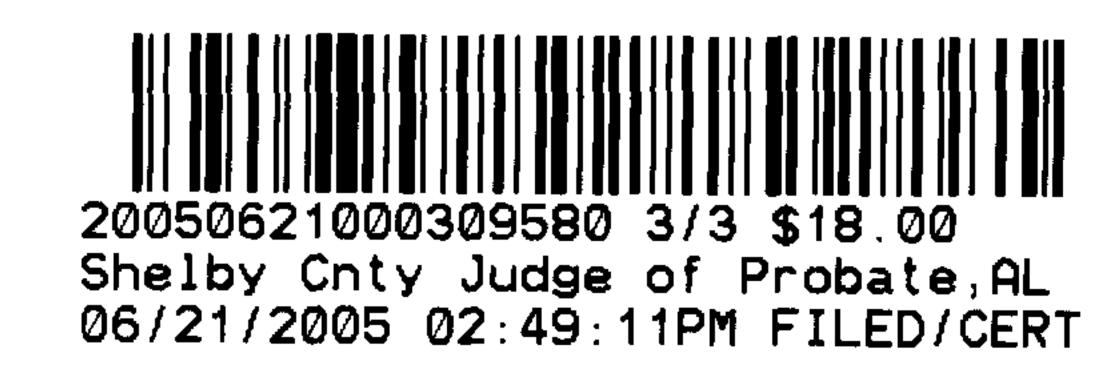
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **CATHERINE J. CHILDS and husband ARTIE CHILDS**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the 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

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

My Commission Expires: BONDED THRU NOTARY PUBLIC UNDERWRITERS



## EXHIBIT A

BEGINNING AT THE SE CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, SAID POINT BEING THE POINT OF BEGINNING; THENCE N 90 DEGREES 00' 00" W, A DISTANCE OF 450.00'; THENCE N 01 DEGREES 30' 06" W, A DISTANCE OF 493.34'; THENCE N 89 DEGREES 17' 09" W, A DISTANCE OF 610.69'; THENCE

N 00 DEGREES 52' 33" W, A DISTANCE OF 210.00; THENCE N 88 DEGREES 39' 37" E, A DISTANCE OF 1058.00'; THENCE S 01 DEGREES 29' 06" E, A DISTANCE OF 735.74' TO THE POINT OF BEGINNING.

ALSO AND INCLUDING A 20 ' EASEMENT FOR INGRESS, EGRESS AND UTILITIES, LYING 10' EITHER SIDE OF AND PARALLEL TO THE FOLLOWING DESCRIBED CENTERLINE: COMMENCE AT THE SE CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 28, TOWNSHIP 21, SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE N 90 DEGREES 00' 00" W, A DISTANCE OF 440.00' TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE N 01 DEGREES 30' 06" W, A DISTANCE OF 725.19' TO THE END OF SAID CENTERLINE EASEMENT.

BY FEE SIMPLE WARRANTY DEED FROM STACEY BLANKENSHIP BRAND AND HUSBAND, SCOTT BRAND AS SET FORTH IN INSTRUMENT NUMBER 20031124000769620 DATED 11/24/2003 AND RECORDED 11/24/2003, AS TO PARCEL CONTAINING 10.64 ACRES, MORE OR LESS, SHELBY COUNTY RECORDS, STATE OF ALABAMA;

