

Parcel I.D. #:

Send Tax Notice To: Dorothy Busby
344 Seale Road
Calera, AL 35040

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

\$ 10,400.00
DMB

Know all men by these presents, that in consideration of the sum of Five Hundred Dollars and 00/100 (\$500.00), the receipt of sufficiency of which are hereby acknowledged, that **Robert E. Owens, a married man**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Dorothy Busby, a divorced woman**, hereinafter known as the GRANTEE;

See attached Exhibit "A"

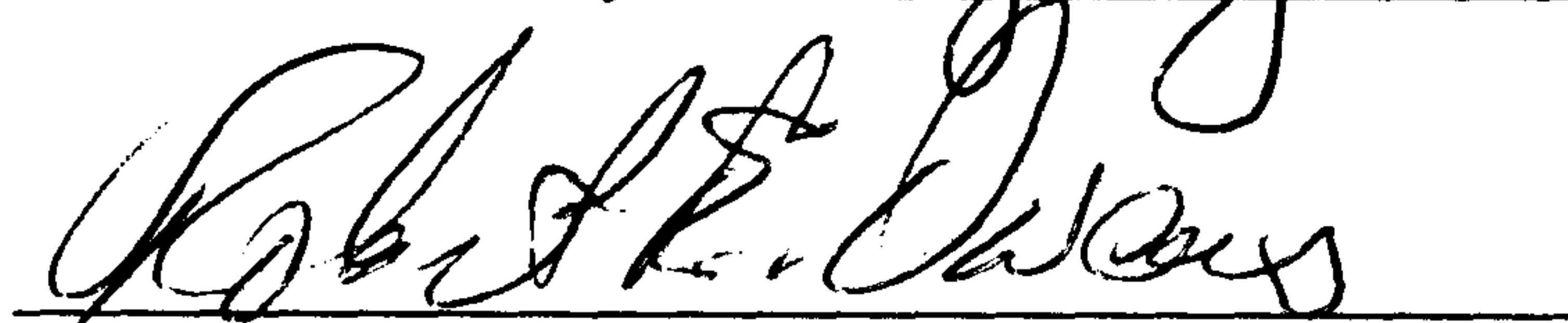
Subject to any and all easements, rights of way and restrictions of record.

The legal description was provided by the GRANTOR and was taken from that certain survey performed by Robert E. Farmer & Associates on or about June, 2002. This deed was prepared without the benefit of a title search or survey.

TO HAVE AND TO HOLD to the said GRANTEE together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, 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 and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 13 Day of July, 2005.

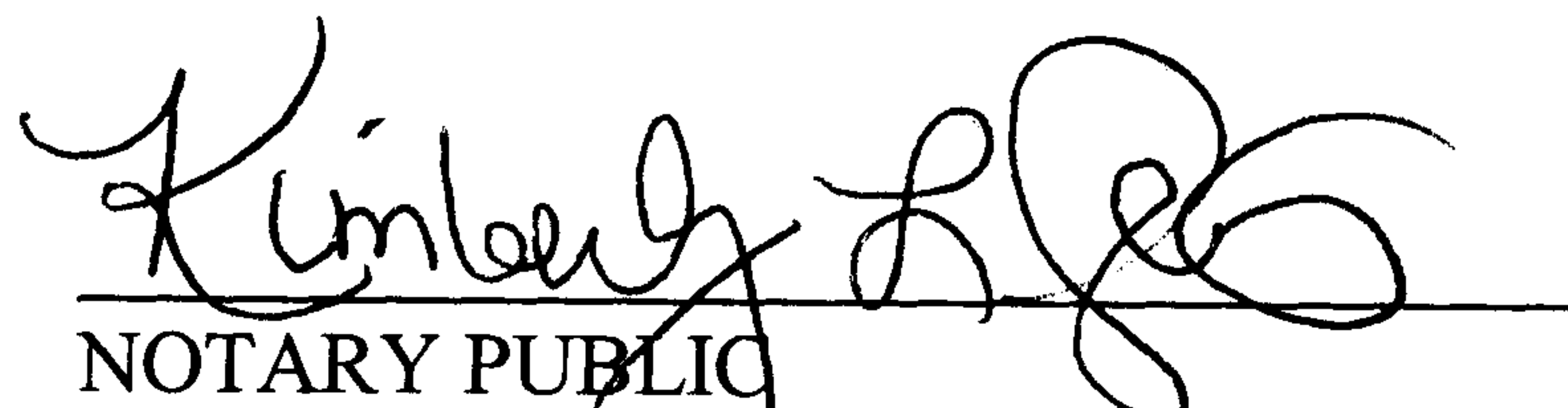


Robert E. Owens
Grantor

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Robert E. Owens, a married man*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 13 Day of July, 2005.


NOTARY PUBLIC
My Commission Expires: 11-4-07

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

Closing did not occur in the office of the preparer.



20050715000354600 3/3 \$27.50
Shelby Cnty Judge of Probate, AL
07/15/2005 12:10:57PM FILED/CERT

This is a metes and bounds property description of Lot 1 of Rancho Dororea

BEGIN AT THE NW CORNER OF THE SW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 10, TOWNSHIP 24N, RANGE 14 E; THENCE S 88 DEG-28'-24" E AND ALONG THE NORTH LINE OF SAID $\frac{1}{4}$ - $\frac{1}{4}$ A DISTANCE OF 681.96 FEET TO THE WESTERLY RIGHT-OF-WAY OF SEALE ROAD; THENCE S 6 DEG-25'-58" W A DISTANCE OF 32.97 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 170.00 FEET AND SUBTENDED BY A CHORD BEARING S 01 DEG-03'-52" E , 44.36 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY A DISTANCE OF 44.49 FEET TO THE END OF SAID CURVE AND THE BEGINNING OF THE CENTERLINE OF AN INGRESS/EGRESS EASEMENT, SAID CENTERLINE ALSO BEING THE PROPERTY LINE ; THENCE N 72 DEG-22'-25" W AND LEAVING SAID RIGHT-OF-WAY AND ALONG SAID CENTERLINE A DISTANCE OF 108.21 FEET; THENCE S 88 DEG-4'-33" W A DISTANCE OF 61.81 FEET; THENCE S 54 DEG-1'-30" W A DISTANCE OF 39.13 FEET; THENCE S 39 DEG-37'-49" W A DISTANCE OF 232.76 ' TO THE END OF SAID CENTERLINE AND SAID EASEMENT; THENCE N 72 DEG-31'-39" W A DISTANCE OF 356.35 FEET TO THE WESTERLY LINE OF SAID $\frac{1}{4}$ - $\frac{1}{4}$ SECTION THENCE NORTHERLY AND ALONG SAID $\frac{1}{4}$ - $\frac{1}{4}$ A DISTANCE OF 259.79 FEET TO THE POINT OF BEGINNING. CONTAINING 4.0 ACRES MORE OR LESS.

This record map was recorded in June of 2002 and upon recordation the following became the legal description for Dorothy's parcel.

Lot 1

Final Plat

Rancho Dororea

As recorded in Map Book 29 Page 141

In the office of the Judge of Probate of Shelby County, Alabama.

Shelby County, AL 07/15/2005
State of Alabama

Deed Tax:\$10.50