20050824000435460 1/1 \$11.50 Shelby Cnty Judge of Probate, AL 08/24/2005 09:22:15AM FILED/CERT

This instrument was prepared by Mitchell A. Spears

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102 205/665-5076 Linda D. Boothe and
Send Tax Notice to: Clifford F. Boothe

(Address) 1255 Highway 54

Montevallo, AL 35115

Warranty Deed

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FOUR HUNDRED EIGHTY DOLLARS AND 00/100 (\$480.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, DENNIS C. COSHATT, a married man, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto CLIFFORD F. BOOTHE and wife, LINDA D. BOOTHE, (herein referred to as Grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Part of the SE ¼ of the NW ¼ of Section 10, Township 22 South, Range 4 West, Shelby County, Alabama, being more particularly described as follows:

From an existing crimp iron pin being the locally accepted NE corner of said SE ¼ of NW ¼ of said Section 10, run in a southerly direction along the east line of said ¼ - ¼ section for a distance of 149.62 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 110-51'-29" and run in a northwesterly direction for a distance of 44.82 feet to an existing iron rebar set by Weygand and being on the east prescriptive right-of-way line of Shelby County Highway No. 54 and being on a curve, said curve being concave in a northwesterly direction and having a central angle of 14-30'-8" and a radius of 544.41 feet; thence turn an angle to the right (82-35'-28" to the chord of said curve) and run in a northeasterly direction along the east prescriptive right-of-way line of said Shelby County Highway No. 54 for a distance of 137.80 feet to an existing iron rebar set by Weygand; thence turn an angle to the right and run in an easterly direction for a distance of 9.92 feet, more or less, to the point of beginning, all being situated in Shelby County, Alabama. Legal description is derived from the survey of Laurence D. Weygand, Reg. P.E. – L.S. # 10373, R.L.S. #24973, dated August 1,2005.

SUBJECT TO:

• Rights, reservations and restrictions of record.

Shelby County, AL 08/24/2005 State of Alabama

Deed Tax:\$.50

SOURCE OF TITLE: Warranty deed recorded in the office of the Probate Judge, Shelby County, Alabama, at instrument number 1995-34149.

THE REAL ESTATE HEREIN DESCRIBED DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR, NOR THAT OF HIS SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **DENNIS C. COSHATT**, 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 same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of

Notary Public

My commission expires:

9/4/06