20050906000456960 1/2 \$494.00 Shelby Cnty Judge of Probate, AL 09/06/2005 10:18:54AM FILED/CERT

This Instrument Prepared By:
Christopher R. Smitherman, Attorney at Law
Law Offices of Christopher R. Smitherman, L.L.C.
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice: Richard G. Anderson Sharon M. Anderson 500 Shoshone Drive Montevallo, AL 35115

STATE OF ALABAMA)	
		WARRANTY DEED: JOINT TENANCY
SHELBY COUNTY)	WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Four Hundred Eighty Thousand & 00/100 Dollars (\$480,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, Paul B. Brown, a single person,, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto Richard G. Anderson and wife, Sharon M. Anderson, hereinafter called "Grantees" for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to wit:

See attached Exhibit "A".

Subject to all items of record.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 1st day of September, 2005.

Paul B. Brown

STATE OF ALABAMA

SHELBY COUNTY

(L.S.)

ACKNOWLEDGMENT

I, <u>Chris Smitherman</u>, a Notary Public for the State at Large, hereby certify that the above posted name, *Paul B. Brown*, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 1st day of

September, 2005.

GRANTOR

NOTARY/PUBLIC
My Commission Expires: 5 13 2008

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PARCEL 2:

Commence at the Southeast corner of Section 21, Township 22 South, Range 3 West, Shelby County, Alabama and turn an angle of 68 degrees 22 minutes 28 seconds left off of the East line of said Section 21 and run thence North 69 degrees 50 minutes 17 seconds West a distance of 122.77 feet to a corner which is the P.C. of a cul de sac curve to the left having a central angle of 82 degrees 58 minutes 56 seconds and a radius of 49.98 feet; thence run the arc of said curve an arc distance of 72.38 feet to a corner which is the P.T. of said curve; thence run North 18 degrees 50 minutes 01 seconds West a distance of 163.30 feet to a corner; thence run North 50 degrees 09 minutes 59 seconds East a distance of 180.00 feet to a corner; thence run North 21 degrees 02 minutes 59 seconds East a distance of 158.11 feet to a corner on the East section line of Section 21; thence run North 01 degree 29 minutes 00 seconds West along said section line a distance of 539.99 feet to a corner and the point of beginning of the property, Parcel - 2, being described; thence run North 01 degree 29 minutes 00 seconds West a distance of 588.43 feet to a corner; thence run North 69 degrees 32 minutes 59 seconds West a distance of 7.62 feet to a corner; thence run the following twenty (20) courses (calls) along the South and West line of Shoal Creek:

3. North 58 degrees 13 minutes 41 seconds West 29.33 feet 4. North 26 degrees 26 minutes 44 seconds West 48.75 feet 5. North 69 degrees 40 minutes 02 seconds West 103.69 feet 6. South 85 degrees 05 minutes 41 seconds West 84.77 feet 7. North 81 degrees 25 minutes 40 seconds West 78.41 feet 8. North 77 degrees 56 minutes 12 seconds West 92.87 feet 9. North 67 degrees 25 minutes 56 seconds West 149.76 feet 10. South 64 degrees 14 minutes 03 seconds West 43.38 feet 11. South 39 degrees 37 minutes 13 seconds West 46.80 feet 12. South 26 degrees 35 minutes 05 seconds West 92.12 feet 13. South 12 degrees 08 minutes 01 seconds West 141.78 feet 14. South 06 degrees 48 minutes 25 seconds West 115.57 feet 15. South 09 degrees 47 minutes 11'seconds West 121.67 feet 16. South 19 degrees 29 minutes 58 seconds West 103.08 feet 17. South 12 degrees 32 minutes 29 seconds West 79.51 feet 18. South 43 degrees 22 minutes 32 seconds West 48.78 feet 19. South 40 degrees 49 minutes 38 seconds West 132.74 feet 20. South 57 degrees 40 minutes 58 seconds West 145.77 feet

1. North 26 degrees 48 minutes 20 seconds East 14.56 feet

2. North 01 degrees 30 minutes 04 seconds West 12.09 feet

Shelby County, AL 09/06/2005 State of Alabama

Deed Tax:\$480.00

thence run South 83 degrees 33 minutes 34 seconds East a distance of 750.44 feet to a corner; thence run North 55 degrees 16 minutes 05 seconds East a distance of 334.47 feet to the point of beginning, less and except Parcel-3.

PARCEL 4:

Beginning at the Southeast corner of Section 21, Township 22 South, Range 3 West, Shelby County, Alabama and turn an angle of 68 degrees 22 minutes 28 seconds left off of the East line of said Section 21 and run thence North 69 degrees 50 minutes 17 seconds West a distance of 122.77 feet to a corner which is the P.C. of a cul de sac curve to the left having a central angle of 62 degrees 58 minutes 56 seconds and a radius of 49.98 feet; thence run the arc of said curve an arc distance of 72.38 feet to a corner which is the P.T. of said curve; thence run North 18 degrees 50 minutes 01 seconds West a distance of 163.30 feet to a corner; thence run North 50 degrees 09 minutes 59 seconds East a distance of 180.00 feet to a corner and the point of beginning of the property, Parcel-4, being described; thence run North 21 degrees 02 minutes 59 seconds East a distance of 158.11 to a corner; thence run North 42 degrees 58 minutes 16 seconds East a distance of 398.31 feet to a corner; thence run South 54 degrees 54 minutes 52 seconds East a distance of 543.45 to a corner; thence run South 52 degrees 06 minutes 51 seconds West a distance of 548.20 feet to a corner; thence run South 38 degrees 40 minutes 10 seconds East a distance of 166.73 feet to a corner on the northerly margin of Shelby County Highway No. 12; thence run South 51 degrees 31 minutes 08 seconds West along said margin of said highway a distance of 58.81 feet to a corner; thence run North 38 degrees 25 minutes 00 seconds West a distance of 156.67 feet to a corner; thence run North 38 degrees 23 minutes 19 seconds West a distance of 18.00 feet to a corner; thence run North 30 degrees 09 minutes 11 seconds West a distance of 86.04 feet to a corner; thence run North 56 degrees 47 minutes 20 seconds West a distance of 287.69 feet to the point of beginning.

According to the survey of Joseph E. Conn, Jr., dated August 10, 2005.