

20050613000288830 1/2 \$31.50
Shelby Cnty Judge of Probate, AL
06/13/2005 11:58:17AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

ELIZABETH S. PARSONS

Blair and Parsons, P. C.

1711 Cogswell Avenue

Pell City, Alabama 35125

Send Tax Notice To:

TRAVIS E. BLUE

248 OLD EASON ROAD

PELL CITY, AL 35128

WARRANTY DEED

STATE OF ALABAMA

ST. CLAIR & SHELBY COUNTY

20051005000520600 1/2 \$.00
Shelby Cnty Judge of Probate, AL
10/05/2005 04:04:44PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Eighty Seven Thousand and 00/100 (\$87,000.00) Dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Larry Blue, a married man (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Travis E. Blue, (herein referred to as grantee, whether one or more), the following described real estate, situated in St. Clair & Shelby County, Alabama, to-wit:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 18, RANGE 2 EAST, THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 3 A DISTANCE OF 466.69 FEET TO A POINT; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 466.69 FEET TO A POINT; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SECTION 3 A DISTANCE OF 466.69 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION; THENCE NORTH 466.69 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. BEING THE FIVE (5) SQUARE ACRES IN THE NORTHWEST CORNER OF THE WEST 1/2 OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 18, RANGE 2, SHELBY COUNTY, ALABAMA.

ALSO AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF SECTION 4, TOWNSHIP 18, RANGE 2 EAST, SAID POINT BEING 20 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION AND BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT, THENCE NORTH ALONG THE EAST LINE OF SECTION 4 A DISTANCE OF 20 FEET TO THE NORTHEAST CORNER OF SAID SECTION; THENCE CONTINUING NORTH 03 DEGREES 00 MINUTES WEST 776.3 FEET TO THE CENTER OF A GRAVEL ROAD (OLD EASON ROAD); THENCE ON AND ALONG SAID ROAD NORTH 71 DEGREES 32 MINUTES WEST (50 FEET); THENCE SOUTH 3 DEGREES 00 MINUTES EAST PARALLEL TO THE ABOVE REFERENCED SECTION LINES A DISTANCE OF 796.3 FEET, MORE OR LESS, TO A POINT WHICH IS 50 FEET WEST OF THE ABOVE REFERENCED POINT OF BEGINNING; THENCE EAST 50 FEET TO THE POINT OF BEGINNING. LYING SITUATED AND BEING IN ST. CLAIR AND SHELBY COUNTIES, IN THE STATE OF ALABAMA.

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.

Shelby County, AL 06/13/2005
State of Alabama

Deed Tax: \$17.50

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SUBJECT TO:

**1. MINERAL AND MINING RIGHTS NOT OWNED BY GRANTOR.
2. ANY AND ALL RIGHTS OF REDEMPTION ON THE PART OF THOSE PARTIES ENTITLED TO REDEEM UNDER THE LAWS OF THE STATE OF ALABAMA AND THE UNITED STATES OF AMERICA BY VIRTUE OF THAT CERTAIN FORECLOSURE EVIDENCED BY FORECLOSURE DEED DATED 07/01/2004, RECORDED IN INSTRUMENT NO. 20040713000385990.**

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

And I do for myself and for my heirs, executors and administrators covenant with the said Travis E. Blue, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Travis E. Blue, their heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this
26th day of May, 2005.

Larry Blue
LARRY BLUE

STATE OF ALABAMA
ST. CLAIR COUNTY

20051005000520600 2/2 \$.00
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I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Larry Blue, 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 said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of May, 2005.
Elizabeth S. Parker
Notary Public