20051006000520750 1/2 $21.50
Shelby Cnty Judge of Probate,AL
10/06/2005 08:27:01AM FILED/CERT

Send Tax Notice To:
TOMMY REECE EDWARDS
4686 Hwy 62
Vincent Ala 35178

Shelby County, AL 10/06/2005
State of Alabama

Deed Tax:$7.50

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

That in consideration of **ONE HUNDRED FORTY FIVE THOUSAND and NO/00 ($145,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

KENNETH E. BURGESS AND WIFE, BERNICE BURGESS

grant, bargain, sell and convey unto,

TOMMY REECE EDWARDS

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.
Situated in Shelby County, Alabama.

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

This property constitutes no part of the homestead of the grantor, or of his spouse.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

$116,000.00 of the above-recited consideration was paid from a first mortgage recorded simultaneously herewith.

$21,750.00 of the above-recited consideration was paid from a second mortgage recorded simultaneously herewith.

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 Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29TH day of SEPTEMBER, 2005.

Kenneth E. Burgess
KENNETH E BURGESS

Bernice Burgess
BERNICE BURGESS

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, MICHAEL T ATCHISON, a Notary Public in and for said County, in said State, hereby certify that

KENNETH E BURGESS AND BERNICE BURGESS

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 29TH day of September, 2005.

Notary Public

My Commission Expires: 10-16-08

NOTARY PUBLIC

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EXHIBIT "A"
LEGAL DESCRIPTION

A part of the North 1/2 of Section 20, Township 19 South, Range 3 East, Shelby County, Alabama, described as follows: Commence at the accepted Southeast corner of the NW 1/4 of said Section 20 and run in an easterly direction along the accepted South boundary of the North 1/2 of said Section 20 for 1101.00 feet to an existing iron; thence with an interior angle to chord of 56 degrees 04 minutes 00 seconds to the right, run in a northwesterly direction along the West boundary of Coosa River for a chord distance of 511.34 feet to the point of beginning; thence continue northwesterly along the chord of the West boundary of said Coosa River for 255.67 feet; thence with a deflection angle of 71 degrees 53 minutes 25 seconds to the left run southwesterly for 958.54 feet; thence with a deflection angle of 74 degrees 06 minutes 35 seconds to the left, run southerly for 172.75 feet; thence with a deflection angle of 101 degrees 48 minutes 27 seconds to the left run northeasterly for 1087.33 feet to the point of beginning.