700309

20051007000523370 1/2 $36.50
Shelby Cnty Judge of Probate, AL
10/07/2005 08:43:00AM FILED/CERT

This instrument was prepared by

ESCO & BENSON, LLC
547 SOUTH LAWRENCE STREET
MONTGOMERY, AL 36104

SEND TAX NOTICE TO:

JOSEPH A WEIDEBURG
10530 HWY 41 SOUTH
LEEDS, AL 35094

WARRANTY DEED

Shelby County, AL 10/07/2005
State of Alabama

Deed Tax:$22.50

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **TWENTY TWO THOUSAND FIVE HUNDRED NO/100'S ($22,500.00) DOLLARS** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I , **MIKE CRAFT, A MARRIED MAN** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto, **JOSEPH A. WEIDEBURG** (herein referred to as GRANTEES, whether one or more), the following described real estate, situated in **SHELBY County, Alabama to-wit:**

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION.

Mike Craft warrants that the property conveyed herein is not his homestead nor the homestead of his spouse.

This conveyance is made subject to covenants, restrictions, reservations, easements and rights-of-ways, if any, heretofore imposed of record affecting Grantor's title to said property, and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

For advalorem tax purposes the property address is **10422 HIGHWAY 41, LEEDS AL** Shelby County, Alabama

The preparer of this instrument has served as a scrivener only and has not examined title to the property for purposes of Grantors's representations made herein or rendered any opinion with respect thereto.

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

IN WITNESS WHEREOF, I, **MIKE CRAFT**, have hereunto set my (our) hand(s) and seal(s) this **30TH** day of **SEPTEMBER, 2005**.

Mike Craft (SEAL)
MIKE CRAFT

STATE OF ALABAMA
JEFFERSON COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that **MIKE CRAFT,** whose name(s) are signed to the foregoing conveyance, and who is(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 **30TH** day of **SEPTEMBER, 2005.**

David A. Bedgood
Notary Public
My commission expires:_____

DAVID A. BEDGOOD
NOTARY
EXP. 8-27-07
PUBLIC
ALABAMA STATE AT LARGE

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Escrow File No.: 700309

EXHIBIT "A"

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY R.O.W LINE OF SHELBY COUNTY HIGHWAY #41, 80 FEET R.O.W. AND THE WEST LINE OF THE NW 1/4 OF THE NE 1/4 OF SECTION 8, TOWNSHIP 18 SOUTH , RANGE 1 EAST; THENCE N 63 DEGREES 40 MINUTES 12 SECONDS EAST AND ALONG SAID R.O.W. LINE A DISTANCE OF 440.06 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE AND SAID R.O.W. LINE, A DISTANCE OF 196.87 FEET; THENCE SOUTH 44 DEGREES 05 MINUTES 11 SECONDS EAST AND LEAVING SAID R.O.W., A DISTANCE OF 214.63 FEET TO A POINT IN THE CENTER OF LAURAL CREEK DRIVE; THENCE SOUTH 29 DEGREES 04 MINUTES 50 SECONDS WEST AND ALONG SAID CENTER LINE, A DISTANCE OF 91.62 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 299.71 FEET, A CENTRAL ANGLE OF 33 DEGREES 38 MINUTES 18 SECONDS, AND SUBTENDED BY A CHORD WHICH BEARS NORTH 45 DEGREES 08 MINUTES 53 SECONDS EAST AND A CHORD DISTANCE OF 173.44 FEET; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID CENTERLINE, A DISTANCE OF 175.96 FEET; THENCE NORTH 30 DEGREES 29 MINUTES 51 SECONDS WEST A DISTANCE OF 312.18 FEET TO THE POINT OF BEGINNING.