


✓ **3THIS INSTRUMENT PREPARED BY:**
WEATHINGTON & MOORE, P.C.
Post Office Box 310
Moody, AL 35004

Send Tax Notice To:
C. Max Sayles
79 Creek Hollow Trail
Wilsonville, AL 35186

WARRANTY DEED


 20051031000564290 1/3 \$18.00
 Shelby Cnty Judge of Probate, AL
 10/31/2005 12:59:24PM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration **TWENTY THOUSAND AND NO/100(\$20,000.00) DOLLARS** and other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we **NELSON WAYNE ARCHER AND WIFE, JANICE ARCHER** (hereinafter referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **C. MAX SAYLES** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

Also to be permanently attached as a fixture is the following manufactured home:
Year: 2006 Make: Cavalier Serial Number: BC06AL016254AB
made part of this mortgage and/or deed is taxable solely as real estate and there are no outstanding personal property or motor vehicle taxes.

SUBJECT TO: 1. Easement recorded in Real 335 page 521 in the Probate Office of Shelby County, Alabama.
2. Right of way to Plantation Pipeline recorded in Ded volume 287 page 695 in said Probate Office.
3. Less and except any portion of subject property lying within a road right of way.

The above consideration was paid by mortgage loan closed 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 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.

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IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this 25th day of October, 2005.

Nelson Wayne Archer
NELSON WAYNE ARCHER

Janice O Archer
JANICE ARCHER

STATE OF ALABAMA
ST. CLAIR COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Nelson Wayne Archer and Janice Archer whose name(s) 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 25th day of October, 2005.

[Signature]
Notary Public

My Commission Expires:

01-12-06

EXHIBIT "A"

Commence at the SW corner of the SE 1/4 of the NW 1/4 of Section 17, Township 20 South, Range 1 East; thence run Easterly along the South line thereof for 116.72 feet to the point of beginning; thence continue along the last described course for 313.47 feet; thence 90°0'0" left run Northerly for 120.00 feet; thence 90°0'0" left run Westerly for 46.82 feet to a point of a curve to the left, having a central angle of 30°56'3", a Radius of 240.00 feet, and an Arc length of 129.58 feet; thence 15°28'2" left to chord run Southwesterly along said chord for 128.01 feet; thence 15°26'2" left run Southwesterly for 167.03 feet to the point of beginning.

ALSO a 60' easement, the centerline of which being more particularly described as follows:

Begin at the intersection of the East R/W of Shelby County Highway 109 and a line 30 feet South and parallel to the South line of the SE 1/4 of the NW 1/4 of Section 17, Township 20 South, Range 1 East; thence run East and parallel to the South line of said 1/4 - 1/4 section 8.17 feet East of the West line of the NE 1/4 of the SW 1/4 of said section; thence 30°58'3" left run Northeasterly for 275.45 feet; to a point of a curve to the right, having a central angle of 30°56'3", a Radius of 270.00 feet, and an arc length of 145.77 feet; thence 15°28'2" right to chord run Northeasterly along said chord for 144.01 feet; thence 15°28'2" right run Easterly for 46.82 feet; thence 89°37'16" left run Northerly for 343.91 feet to the center of a 60 foot easement and the point of ending.

ALSO: A 60 foot easement for all tracts, the boundary of which being more particularly described as follows:

Commence at the SW corner of the SE 1/4 of the NW 1/4 Section 17, Township 20 South, Range 1 East; thence run Northerly along the West line thereof for 31.20 feet; thence 86°43'19" right run Northeasterly for 240.58 feet; thence 71°56'39" left run Northerly for 264.02 feet to the Point of Beginning; thence continue along the last described course for 60.94 feet; thence 79°58'48" right run Northeasterly for 241.88 feet to a point of a curve to the right, having a central angle of 39°23'47", a Radius of 672.43 feet, and an arc length of 462.36 feet; thence 19°41'53" right to chord run Easterly along said chord for 453.31 feet; thence 19°41'53" right run Southeasterly for 54.66 feet to a point of curve to the left, having a central angle of 56°37'19", a Radius of 145.00 feet, and an arc length of 143.29 feet; thence 28°18'39" left to chord run Easterly along said chord for 137.53 feet; thence run Northeasterly for 203.99 feet to a point of a curve to the right, having a central angle of 40°14'34", a Radius of 260.00 feet, and an arc length of 182.61 feet; thence 20°7'16" right to chord run Northeasterly along said chord for 178.88 feet; thence 20°19'12" right run Easterly for 797.57 feet; thence 13°18'57" left run Easterly for 245.79 feet; thence 19°15'34" right run Southeasterly for 287.78 feet; thence 24°0'48" left run Northeasterly for 148.48 feet; thence 10°54'57" right run Easterly for 227.87 feet; thence 52°34'48" left run Northeasterly for 165.51 feet; thence 106°21'52" right run Southeasterly for 83.06 feet; thence 75°47'58" right run Southwesterly for 177.39 feet; thence 52°24'57" right run Westerly for 251.78 feet; thence 10°54'56" left run Southwesterly for 155.51 feet; thence 24°0'47" right run Northwesterly for 290.36 feet; thence 19°15'34" left run Westerly for 242.61 feet; thence 13°18'57" right run Westerly for 804.57 feet to a point of a curve to the left, having a central angle of 40°10'56", a Radius of 200.00 feet, and an Arc length of 140.26 feet; thence 20°21'0" left to chord run Southwesterly along said chord for 137.41 feet; thence 20°5'28" left run Southwesterly for 203.99 feet to a point of a curve to the right, having a central angle of 58°37'19", a Radius of 205.00 feet, and an arc length of 202.59 feet; thence 28°18'39" right to chord run Westerly along chord for 191.44 feet; thence 28°18'39" right run Northwesterly for 54.65 feet to a point of a curve to the left, having a central angle of 39°23'47", a Radius of 612.43 feet, and an arc length of 421.10 feet; thence 19°41'53" left for chord run Westerly along said chord for 412.86 feet; thence 19°41'53" left run Southwesterly for 252.52 feet to the point of beginning.

Less and except any part of subject property lying within a road right of way.

All being situated in Shelby County, Alabama.