20051031000564440 1/2 \$15.00 Shelby Cnty Judge of Probate, AL 10/31/2005 01:25:02PM FILED/CERT

This instrument was prepared without benefit of title evidence or survey by:

Grantee's address:
P.O. Box 1912
Columbiana, AL 35051

William R. Justice P.0. Box 587, Columbiana, Alabama 35051

## WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy Thousand and no/100 DOLLARS (\$70,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned James Alton Reddell and Nancy T. Reddell, husband and wife (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Maurice Wilson Reddell (herein referred to as GRANTEE, whether one or more) the following described real estate situated in SHELBY County, Alabama to-wit:

From the Northwest corner of the SE 1/4 of the SE 1/4 of Section 21, Township 21 South, Range 1 West, Shelby County, Alabama, and run South along the West line of the SE 1/4 of the SE 1/4 of Section 21 for 597.0 feet  $\pm$  to the Westerly right of way line of Shelby County Highway #26 to the point of beginning of subject parcel; from said point, continue said course South 723.0 feet  $\pm$  to the SW corner of the SE 1/4 of the SE 1/4 of Section 21; thence continue South along the West line of the NE 1/4 of the NE 1/4 of Section 28 to the Northerly right of way line of Alabama Highway No. 70; thence deflect left and run South 83 deg. 22 min. East 212.5 feet  $\pm$  along the North right of way line of Alabama Highway 70; thence deflect left 45 deg. and run Northeasterly 100.0 feet to the Westerly right of way line of Shelby County Highway No. 26; thence run Northwesterly 398.9 feet along the curved Westerly right of way line of Shelby County Highway 26; thence continue Northwesterly along the right of way line 135 feet  $\pm$  to the North line of the NE 1/4 of the NE 1/4 of Section 28; thence continue Northwesterly and parallel to Shelby County Highway 26 along the Westerly right of way line of Shelby County Highway 26 755.0 feet  $\pm$  to the point of beginning; said parcel being situated in the SE 1/4 of the SE 1/4 of Section 21 and the NE 1/4 of the NE 1/4 of Section 28, Township 21 South, Range 1 West; being situated in Shelby County, Alabama.

## LESS AND EXCEPT:

A portion of land situated in the NE 1/4 of the NE 1/4 of Section 28, Township 21 South, Range 1 West, and being more particularly described as follows: Begin at the point of intersection of the West line of the NE 1/4 of the NE 1/4 of Section 28, Township 21 South, Range 1 West, Shelby County, Alabama, and the North right of way line of Shelby County Highway No. 70; from the point of beginning thus obtained, run North along the West line of said 1/4 1/4 Section a distance of 136.50 feet; thence turn right 100 deg. 05 min. and run Easterly a distance of 285.14 feet to the Westerly right of way line of Shelby County Road No. 26; thence from the last described course, turn right 79 deg. 13 min. 10 sec. and run Southerly along said right of way line a distance of 78.30 feet; thence turn right 48 deg. 39 min. 55 sec. and run Southwesterly along said right of way line a distance of 100.0 feet to the intersection with the North right of way line of Alabama Highway No. 70; thence turn right 48 deg. 39 min. 55 sec. and run West along said North right of way line a distance of 212.8 feet to the point of beginning; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

\$70,000.00 of the consideration stated above was paid by a purchase money mortgage executed simultaneously herewith.

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

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that



GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this day of October, 2005.

James Alton Reddell

Nancy T. Reddell

STATE OF ALABAMA SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Alton Reddell and Nancy T. Reddell, 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 31 day of October, 2005.

Notary Public