

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

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

Grantee's address:
P.O. Box 407
Columbiana, AL 3505



20051031000564460 1/2 \$24.00
Shelby Cnty Judge of Probate, AL
10/31/2005 01:25:04PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned James A. Reddell, married (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Nancy T. Reddell (herein referred to as GRANTEE, whether one or more) all of my undivided right, title, and interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

Begin at the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 17, Township 21 South, Range 1 East; thence run South 89 degrees 27 minutes 06 seconds East, 1362.01 feet; thence run South 89 degrees 21 minutes 44 seconds East, 610.00 feet; thence run South 00 degrees 45 minutes 00 seconds West, 221.57 feet; thence run South 04 degrees 35 minutes 06 seconds West, 431.18 feet; thence run North 89 degrees 27 minutes 01 seconds West, 1938.27 feet; thence run North 00 degrees 19 minutes 25 seconds East, 658.59 feet to the point of beginning. Being a part of the Southeast 1/4 of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4, Section 17, Township 21 South, Range 1 East, Shelby County, Alabama.

A non-exclusive right of way for an access road 20 feet in width for the purpose of ingress and egress which is described as follows:

From the Northwest corner of the Southeast 1/4 of the Northwest 1/4, Section 17, Township 21 South, Range 1 East, run East for a distance of 10 feet along the North line of said 1/4-1/4 section to the point of beginning of the centerline of said right-of-way and extend said centerline North to Alston Farm Road.

All in Shelby County, Alabama.

LESS AND EXCEPT:

A parcel of land in the Southeast quarter of the Northwest quarter of Section 17, Township 21 South, Range 1 East, being the same land described in a deed to Maurice W. and James A. Reddell, recorded in Instrument number 1997-8798, of the real property records of Shelby County, Alabama. Said parcel of land being more particularly described as follows:

Commencing at a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165", at the Northwest corner of the Southeast quarter of the Northwest quarter of said Section 17; thence S 00° 08' 31" E, along the West line of said sixteenth section, a distance of 434.00 feet to the point of beginning; thence S 00° 08' 31" E, along the West line of said sixteenth section, a distance of 231.66 feet to a point; thence S 89° 51' 07" E, a distance of 472.08 feet to a point; thence N 39° 09' 32" W, along an existing fence, a distance of 213.56 feet, to a point; thence N 55° 49' 18" W, along an existing fence, a distance of 85.17 feet, to a point; thence N 75° 37' 56" W, along an existing fence, a distance of 35.84 feet, to a point; thence S 84° 59' 09" W, along an existing fence, a distance of 147.61 feet, to a point; thence N 75° 11' 35" W, along an existing fence, a distance of 88.52 feet, to the point of beginning. The herein described parcel contains 1.895 acres of land.

Also, an easement for ingress, egress, and utilities described as follows:

Beginning at a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16155", at the Northwest corner of the Southeast quarter of the Northwest quarter of said Section 17; thence N 00° 08' 31" E, a distance of 81.41 feet to the South right-of-way of the Alston Farm Road; thence N 89° 55' 18" E, a distance of 30.00 feet to a point; thence

S 00° 08' 31" E, a distance of 530.16 feet to a point; thence N 75° 11' 35" W, a distance of 33.10 feet to a point; thence N 00° 08' 31" W, a distance of 434.00 feet to the point of beginning.

The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

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 31 day of October, 2005.

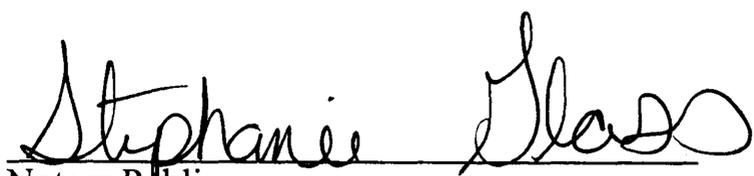

James A. Reddell

Shelby County, AL 10/31/2005
State of Alabama
Deed Tax: \$10.00

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, 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 the conveyance, he 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