Shelby County, AL 11/15/2005 State of Alabama

Deed Tax: \$34.00

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 SIXTY FOUR THOUSAND and NO/00 (\$64,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

GAIL MOORE, A

grant, bargain, sell and convey unto,

WOMAN

BRENDA T. SEARS

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.

\$30,305.00 of the above-recited consideration was paid from a first 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 8<sup>TH</sup> day of November, 2005.

GAIL MOORE

# STATE OF ALABAMA SHELBY COUNTY

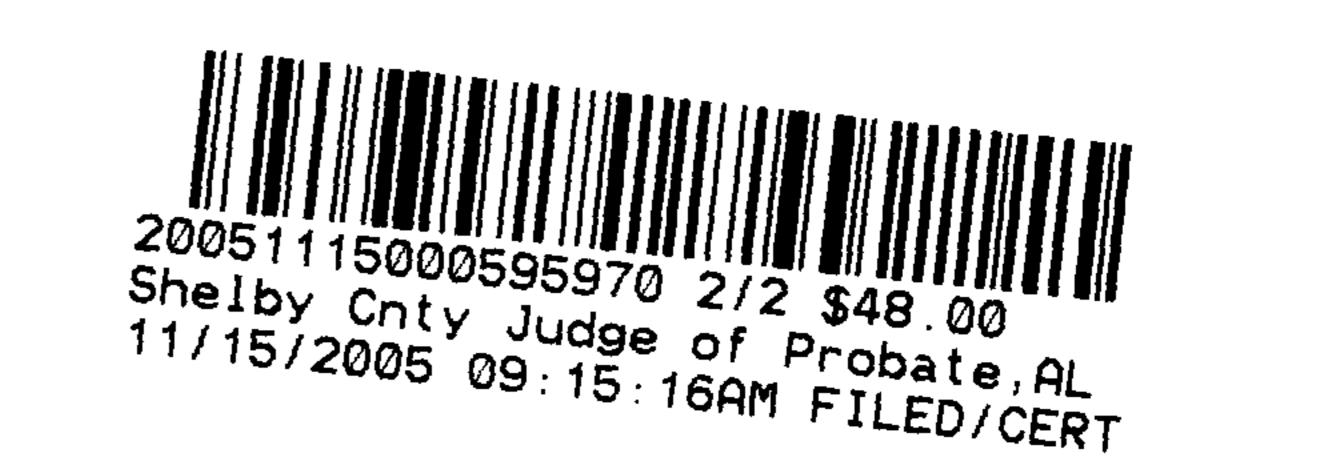
I, the undersigned authority, ASHLEY HARRISON, a Notary Public in and for said County, in said State, hereby certify that

## GAIL MOORE

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 8<sup>TH</sup> day of November, 2005/.

My Commission Expires: 2-20-07



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# EXHIBIT "A" LEGAL DESCRIPTION

PARCEL I:

Commence at the SE corner of SW 1/4 of SW 1/4, Section 4, Township 20 South, Range 1 East; thence run North along east line of said 1/4-1/4 section a distance of 420 feet; thence run West parallel with the south line of said 1/4-1/4 section, a distance of 955 feet, more or less, to a point which is 475 feet East of the East right of way line of Highway 55, said point being the point of beginning of parcel herein described; thence run North parallel with East line of said 1/4-1/4 section, a distance of 215 feet; thence run east, parallel with South line of said 1/4-1/4 section, a distance of 475 feet; thence run West parallel with South line of said 1/4-1/4 section, a distance of 475 feet; thence run West parallel with South line of said 1/4-1/4 section, a distance of 475 feet to the point of beginning. Situated in Shelby County, Alabama.

#### PARCEL II:

Commence at the SE corner of the SW 1/4 of SW 1/4 of Section 4, Township 20 South, Range 1 East; thence run North along the East line of said 1/4-1/4 section, a distance of 420 feet to the point of beginning; thence run West and parallel with the South line of said 1/4-1/4 section a distance of 480 feet, more or less, to a point which is 950 feet East of the East right of way line of Highway 55; thence run North parallel with the East line of said 1/4-1/4 section a distance of 215 feet; thence rune East, parallel with the South line of said 1/4-1/4 section, a distance of 480 feet, more or less, to a point on the East line of said 1/4-1/4 section; thence run South along the East line of said 1/4-1/4 section a distance of 215 feet to the point of beginning.

Together with an easement for a driveway of and equal width of 16 feet over and across the property lying to the West of the above described property, to provide for access to Shelby County Public Road NO. 55, together with the easement to run water, gas power and other utility lines within said 16 foot driveway.