

Send Tax Notice To:
RANDALL F. BOSWELL
PO BOX 59068
HOMEWOOD ALABAMA 35259

20060105000009420 1/2 \$14.50
Shelby Cnty Judge of Probate, AL
01/05/2006 01:41:02PM FILED/CERT

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 **FORTY NINE THOUSAND NINE HUNDRED and NO/00 (\$49,900.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

S. M. MAHAN, JR. A MARRIED MAN

grant, bargain, sell and convey unto,

RANDALL F. BOSWELL

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.

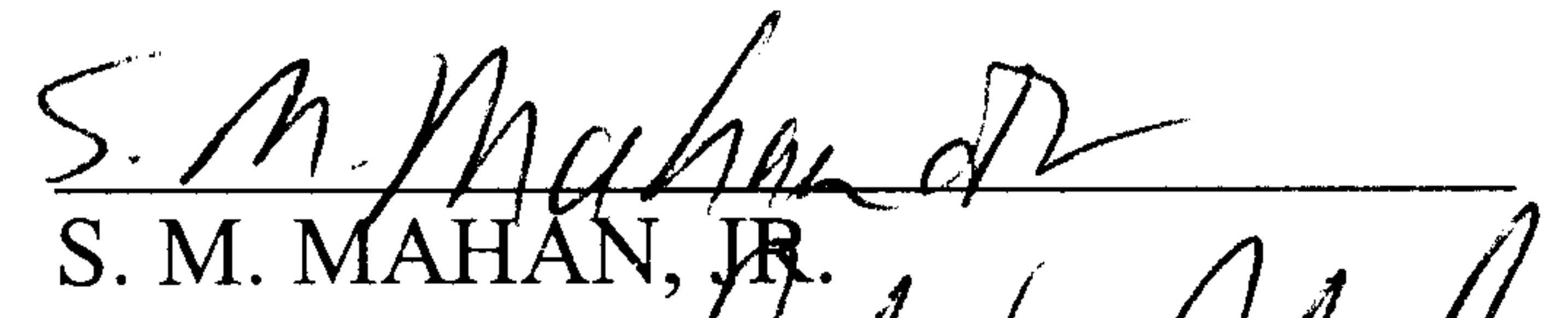
Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

\$49,400.00 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 8TH day of December, 2005.


S. M. MAHAN, JR.



BY: MICHAEL T ATCHISON; Attorney in Fact,
under Power of Attorney Recorded in Instrument
_____ In Probate Office of
Shelby County, Alabama.

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

MICHAEL T ATCHISON AS ATTORNEY IN FACT FOR S. M. MAHAN, JR.

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 8TH day of December, 2005.

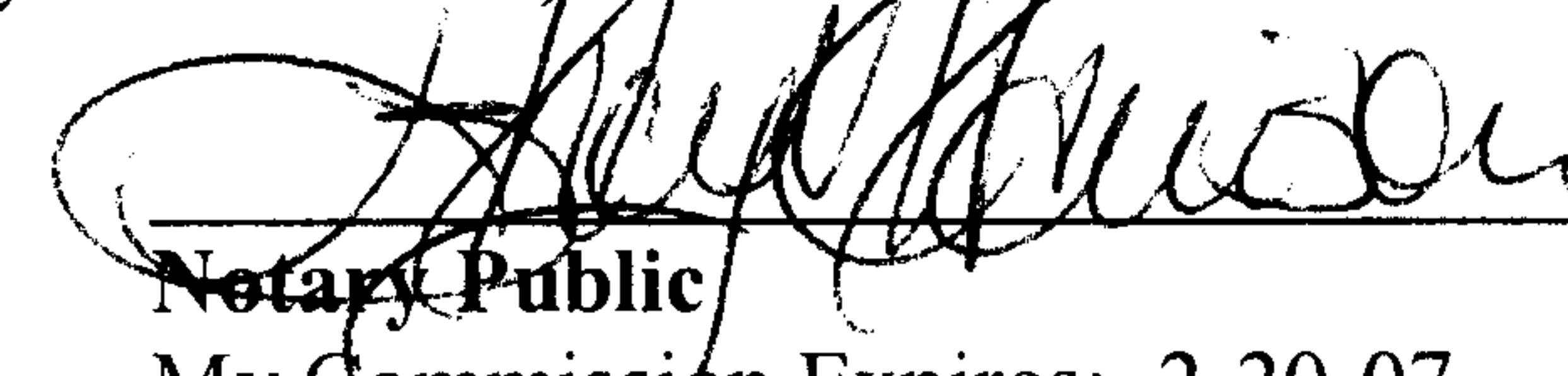

Notary Public
My Commission Expires: 2-20-07



EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL III:

A parcel of land located in Section 28, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Southernmost corner of the intersection of Island Street and Shelby Street; thence South 44 degrees 59 minutes 00 seconds East along the Southwesterly right of way of Shelby Street a distance of 117.59 feet; thence South 44 degrees 57 minutes 15 seconds along Shelby Street a distance of 67.43 feet; thence South 44 degrees 58 minutes 23 seconds East along Shelby Street a distance of 62.48 feet; thence South 44 degrees 23 minutes 34 seconds West a distance of 96.00 feet to the point of beginning; thence continue South 44 degrees 23 minutes 34 seconds West a distance of 78.93 feet; thence North 37 degrees 31 minutes 16 seconds West a distance of 118.25 feet; thence North 46 degrees 23 minutes 33 seconds East a distance of 15.57 feet; thence South 45 degrees 31 minutes 45 seconds East a distance of 54.07 feet thence North 44 degrees 23 minutes 34 seconds East a distance of 47.50 feet; thence South 44 degrees 58 minutes 23 seconds East a distance of 62.48 feet to the point of beginning.

PARCEL IV:

A parcel of land located in Section 28, Township 22 South, Range 3 West, and Section 3, Township 24 North, Range 12 East, Shelby County, Alabama, described as follows: Commence at the Southernmost corner of the intersection of Island Street and Shelby Street; thence South 44 degrees 59 minutes 00 seconds EAST along the Southwesterly right of way of Shelby Street a distance of 117.59 feet; thence South 44 degrees 57 minutes 15 seconds East along Shelby Street a distance of 67.43 feet; thence South 44 degrees 58 minutes 23 seconds East along Shelby Street a distance of 62.48 feet; thence South 44 degrees 23 minutes 34 seconds West a distance of 174.93 feet to the point of beginning; thence continue South 44 degrees 23 minutes 34 seconds West a distance of 63.02 feet; thence North 39 degrees 55 minutes 45 seconds West a distance of 35.52 feet; thence North 32 degrees 16 minutes 58 seconds West a distance of 47.09 feet; thence North 44 degrees 23 minutes 34 seconds East a distance of 37.66 feet; thence North 8 degrees 02 minutes 52 seconds West a distance of 45.32 feet; thence South 37 degrees 31 minutes 16 seconds East a distance of 118.26 feet to the point of beginning.

According to survey of Rodney Y. Shiflett, dated April 12, 2004.

Shelby County, AL 01/05/2006
State of Alabama

Deed Tax: \$.50