

THIS INSTRUMENT PREPARED BY:  
BOARDMAN, CARR & HUTCHESON, P.C.  
400 BOARDMAN DRIVE  
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:  
James M. Colwell  
338 Barker Drive  
Chelsea, Alabama 35043

STATE OF ALABAMA )

**GENERAL WARRANTY DEED**

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Fifty-Two Thousand and 00/100 (\$252,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **William Stuart Barker and Cathy Jean Barker, husband and wife**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEEES, **James M. Colwell and Heidi Jo Colwell, husband and wife**, (hereinafter referred to as GRANTEEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See Attached Exhibit A for Legal Description

20060216000077170 1/2 \$64.50  
Shelby Cnty Judge of Probate, AL  
02/16/2006 08:41:17AM FILED/CERT

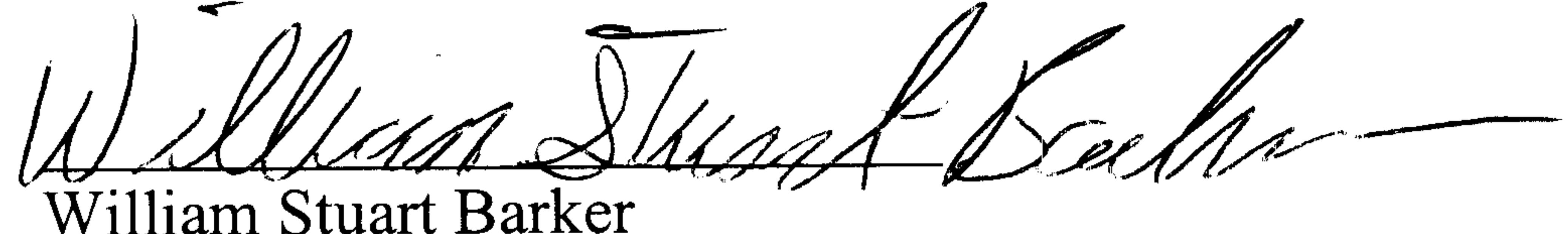
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

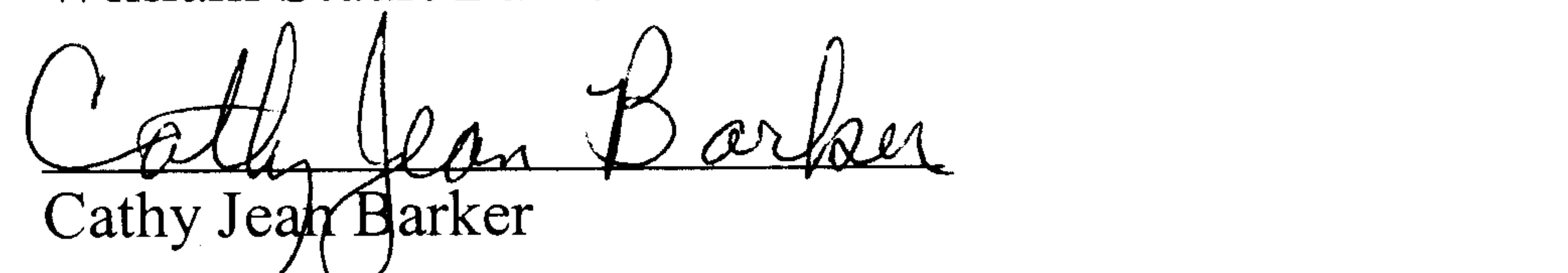
\$201,600.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEEES, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEEES herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the GRANTEEES herein shall take as tenants in common, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEEES, and with GRANTEEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEEES, and GRANTEEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 15th day of February, 2006.

  
William Stuart Barker

  
Cathy Jean Barker

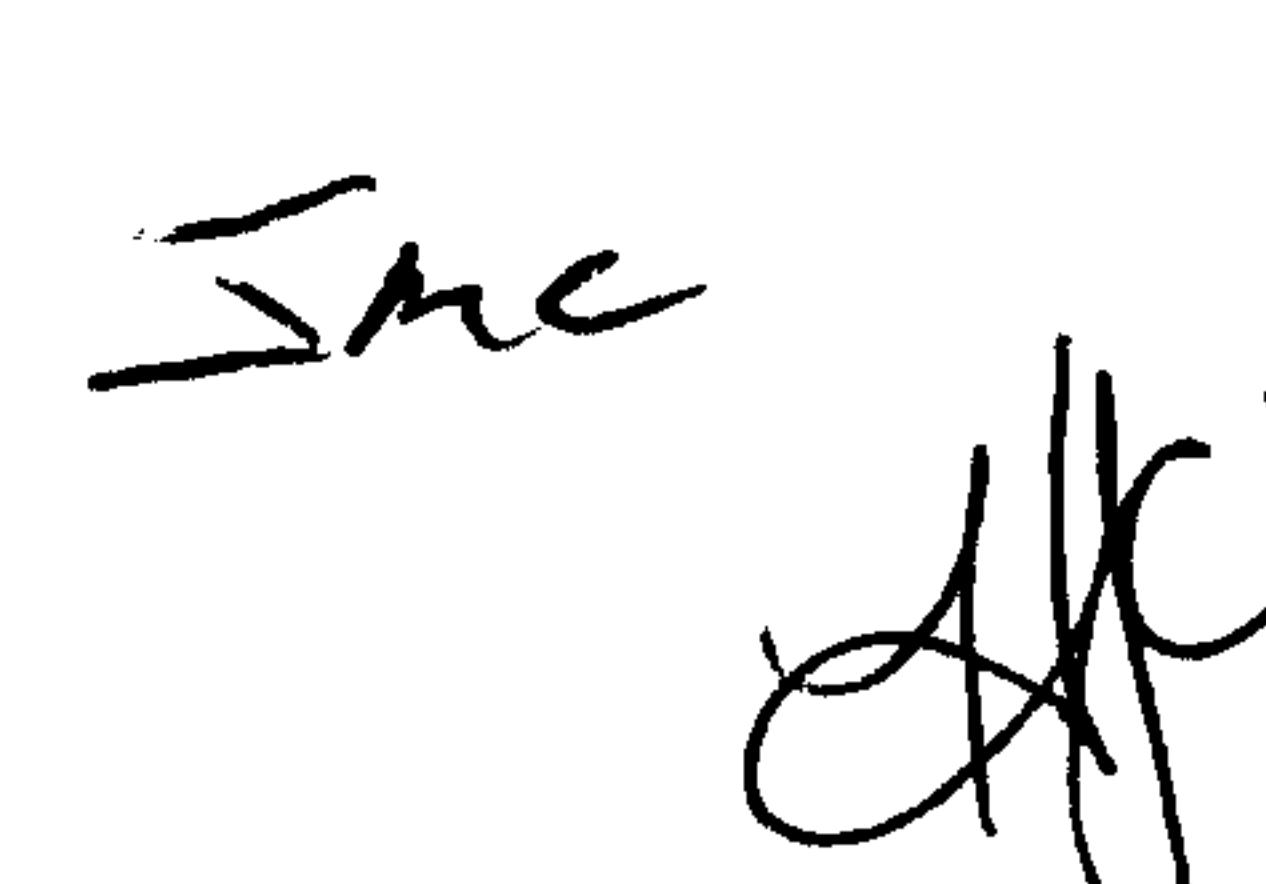
STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that William Stuart Barker and Cathy Jean Barker, husband and wife 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 Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of February, 2006.

  
NOTARY PUBLIC

My Commission Expires: 10/30/06

  
JMC

**Exhibit A  
Legal Description**

20060216000077170 2/2 \$64.50  
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Parcel A-I

A part of the Southeast 1/4 of the Northeast 1/4, Section 8, Township 20 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: From the Southeast corner of the SE 1/4 of the NE 1/4 of Section 8, Township 20 South, Range 1 East, a concrete monument with disc found; thence run North 1 deg. 17 min. 44 sec. East along the East 1/4 Section line a distance of 411.00 feet to the point of beginning, an iron set; thence continue last stated course 459.15 feet to Spencer Creek; thence North 55 deg. 01 min. 30 sec. West 19.63 feet along Spencer Creek to the intersection with a creek branch; thence run South 38 deg. 56 min. 02 sec. West 50.33 feet along said creek branch to a pipe culvert outlet; thence run South 70 deg. 41 min. 42 sec. West 15.42 feet along said pipe culvert to the intersection with Barker Drive, a chert road and the center of a 30 foot wide non-exclusive access easement; thence run along said Barker Drive access easement center line the following bearings and distances: South 2 deg. 58 min. 56 sec. East 43.25 feet; thence South 14 deg. 05 min. 27 sec. West 130.82 feet; thence South 23 deg. 53 min. 51 sec. West 275.18 feet; thence South 88 deg. 42 min. 16 sec. East 193.01 feet to the point of beginning.

Subject to a 30 foot non-exclusive access easement for Barker Drive along the West boundary; an easement for access and utilities to the parcel from Shelby County Highway 39 described as follows: From the Northeast corner of the SE 1/4 of the NE 1/4, Section 8, Township 20 South, Range 1 East, a concrete monument with disc found; thence North 89 deg. 13 min. 31 sec. West along the North 1/4 1/4 Section boundary 319.00 feet to a 1 1/2 inch iron pin found on the Southerly 40 foot right of way line of Shelby County Highway No. 39; thence South 55 deg. 24 min. West 34.51 feet along a chord of the Southerly right of way, said highway being in a curve to the right, to the intersection of Barker Drive, a chert road, and the point of beginning of the center of a 30 foot wide non-exclusive access easement; thence run along Barker Drive access easement centerline the following bearings and distances: South 51 deg. 04 min. 12 sec. East 210.20 feet; South 21 deg. 08 min. 22 sec. East 155.76 feet; South 6 deg. 14 min. 24 sec. West 82.36 feet; South 35 deg. 34 min. 10 sec. East 83.73 feet; and South 24 deg. 02 min. 36 sec. East 40 feet to the boundary of said Parcel A-I.

DS SW  
CB JPC

Shelby County, AL 02/16/2006  
State of Alabama

Deed Tax: \$50.50