VALUE: $ 1000
CURATIVE DEED TO CLEAR TITLE

SEND TAX NOTICE TO:

20060918000462590 1/3 $18.00
Shelby Cnty Judge of Probate,AL
09/18/2006 02:52:30PM FILED/CERT

This instrument was prepared by:
WALLACE, ELLIS, FOWLER & HEAD
P. O. Box 587
Columbiana, AL 35051

STATUTORY WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 Dollar ($1.00) and Exchange of Deeds to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **Frank C. Ellis, Jr.**, a married man, **Elizabeth Wallace**, unremarried widow of Wales W. Wallace, Jr., **Gillian B. Beavers**, unremarried widow of Charles A. J. Beavers, deceased; and **Claude McCain Moncus as Trustee of the Family Trust Under Will Of Asa Wayne Dawson, deceased** (herein referred to as Grantor, whether one or more), grant, bargain, sell, and convey unto **Clark Carter** and **Doris Carter** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel No. 1:

Begin at the Southwest corner of Lot 1, Block 196, Dunstan's Map of Calera; thence run Westerly along the Northern boundary of 17th Avenue for 321.98 feet to an iron set, being approximately 37.5 feet East of the centerline of existing Foundry Road; thence turn a deflection angle of 89 degrees 56 minutes 01 seconds to the right and run Northerly for 199.95 feet to an iron set, said point also being approximately 37.5 feet East of the centerline of existing Foundry Road; thence turn a deflection angle of 90 degrees 03 minutes 59 seconds to the right and run along the South boundary of a portion of Lot 5, Block 197 of said Dunstan's Map, across 2nd Street right of way and along the South boundary of Lot 8, Block 196, of said Dunstan's Map, for 160.00 feet to an iron set; thence turn a deflection angle of 90 degrees 03 minutes 59 seconds to the left and run 155.52 feet to an iron set, said point being on the South right of way line of Alabama Highway 25; thence turn a deflection angle of 81 degrees 55 minutes 40 seconds to the right and run Easterly along said Alabama Highway 25 right of way for 142.08 feet to a concrete right of way monument found; thence turn a deflection angle of 53 degrees 09 minutes 22 seconds to the right and run Southeasterly along Interstate 65 right of way line for 154.11 feet to a concrete right of way monument found; thence turn a deflection angle of 28 degrees 29 minutes 55 seconds to the right and continue along said right of way for 315.00 feet to an iron set; thence turn a deflection angle of 8 degrees 35 minutes 37 seconds to the left and continue along said right of way for 53.44 feet to an iron set; thence turn a deflection angle of 117 degrees 48 minutes to the right and leaving said right of way run Westerly along the North boundary line of Donny F. Jones property for 200.41 feet to an iron found; thence turn a deflection angle of 88 degrees 01 minutes 14 seconds to the right and run Northerly 74.37 feet to the point of beginning, being an iron set. Said parcel is lying in Block 196 and Block 197, and includes portions of right of way of 2nd Street, 16th Avenue and 17th Avenue, and an alley as well as a triangular portion of land off the North side of Lot 8, Block 209, Dunstan's Map of Calera.

Parcel No. 2:

Begin at the Northeast corner of Lot 8, Block 208, Dunstan's Map of Calera; thence run Easterly along the South boundary of 17th Avenue for 282.44 feet to an iron found; thence turn a deflection angle of 88 degrees 16 minutes 50 seconds to the right and run Southerly along the West boundary of Donny F. Jones property for 395.74 feet to an iron set, said point being on the Northern boundary of 18th Avenue; thence turn a deflection angle of 91 degrees 50 minutes 44 seconds to the right and run Westerly along said North boundary of said 18th Avenue for 333.22 feet to an iron set, said point

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being approximately 37. 5 feet East of the centerline of Foundry Road; thence turn a deflection angle of 89 degrees 56 minutes 01 seconds to the right and run Northerly for 394.94 feet to an iron set, said point being on the South boundary of 17th Avenue and approximately 37.5 feet East of the centerline of Foundry Road; thence turn a deflection angle of 90 degrees 06 minutes 20 seconds to the right and run Easterly along the South boundary of 17th Avenue for 38.50 feet to the point of beginning, being an iron found. Said parcel is lying in Block 208 and Block 209, Dunstan's Map of Calera, and includes a portion of 2nd Street right of way.
According to survey of John Gary Ray, RLS #12295.

The above described property constitutes no part of the homestead of any of Grantors.

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

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s), this _____ day of April, 2005.

_____(SEAL)
Frank C. Ellis, Jr.

_____(SEAL)
Elizabeth Wallace

_____(SEAL)
Gillian B. Beavers

_____(SEAL)
Claude McCain Moncus as Trustee of the Family Trust Under Will Of Asa Wayne Dawson, deceased

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Frank C. Ellis, Jr.**, a married man, 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 29 day of ~~April~~ AUGUST, 2005.

_____
Notary Public

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Elizabeth Wallace**, unremarried widow of Wales W. Wallace, Jr., 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of ~~April~~ August, 2005.

_____
Notary Public

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STATE OF ALABAMA
Jefferson **COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Gillian B. Beavers**, unremarried widow of Charles A. J. Beavers, deceased, 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 30th day of ~~April~~ July, 2005.

Notary Public

STATE OF ALABAMA
Jefferson **COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Claude McCain Moncus** whose name as **Trustee of the Family Trust Under Will Of Asa Wayne Dawson, deceased**, is signed to the foregoing instrument and who is known to me, acknowledged before me, on this day, that, being informed of the contents of such instrument, he, as such Trustee and with full authority, executed the same voluntarily for and as the act of said Family Trust.

Given under my hand and official seal, this the 21 day of ~~April~~ July, 2005.

Notary Public 7/22/07

Shelby County, AL 09/18/2006
State of Alabama

Deed Tax:$1.00