



This instrument was prepared by:

Mike T. Atchison
P O Box 822
Columbiana, AL 35051

## Replacement CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)

## KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY

That in consideration of FIVE THOUSAND and NO/00 Dollars (\$5,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

PRIME DEVELOPMENT CO. INC.

grant, bargain, sell and convey unto,

WANDA G. YARBROUGH, AS SUCESSOR TRUSTEE OF YARBROUGH LIVING TRUST 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 2006 and subsequent years, easements, restrictions, rights of way and permits of record.

This deed is given as a replacement for that certain deed January 3, 2004. Which was lost prior to recording

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 9<sup>TH</sup> day of OCTOBER, 2006.

PRIME DEVELOPMENT CO., INC

ELYDE W. PEARCE, PRESIDENT

STATE OF ALABAMA SHELBY COUNTY

I, the undersigned authority, MICHAEL T ATCHISON, a Notary Public in and for said County, in said State, hereby certify that

CLYDE W. PEARCE AS PRESIDENT OF PRIME DEVELOPMENT CO. INC,. an Alabama Corporation

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 as such officer and with full authority executed the same voluntarily on the day the same bears date, for and as the act of said corporation.

Given under my hand and official seal this 9<sup>TH</sup> day of OCTOBER, 2006.

Notary Public /

My Commission Expires: 10-16-08 3-19-08

## EXHIBIT A

PARCEL A-2:

A parcel of land lying in the SW 1/4 of Section 23, Township 21 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northwest corner of said Section 23; thence run South 00 degrees 09 minutes 59 seconds West a distance of 2641.42 feet to a found iron pin at the NW corner of said SW 1/4 and the point of beginning; thence run South 87 degrees 55 minutes 47 seconds East a distance of 471.31 feet to a found iron pin; thence run South 29 degrees 55 minutes 26 seconds West along the Northwesterly right of way of State Highway 145 a distance of 413.49 feet to a 1/2-inch rebar set; thence run North 60 degrees 04 minutes 34 seconds West a distance of 306.20 feet to a 1/2-inch rebar set; thence run North 00 degrees 09 minutes 59 seconds East a distance of 222.65 feet to the point of beginning.

20061018000514710 2/2 \$19.00 Shelby Cnty Judge of Probate, AL 10/18/2006 08:55:06AM FILED/CERT

Shelby County, AL 10/18/2006 State of Alabama

Deed Tax:\$5.00