

Shelby County, AL 11/13/2006
State of Alabama
Deed Tax: \$49.50

WARRANTY DEED

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Billy Franklin
95 Southern Hills Parkway
Calera, Alabama 35040

STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Forty nine thousand one hundred and no/100 (\$49,100.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Robert C. Jones and Mary L. Jones, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Billy Franklin** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

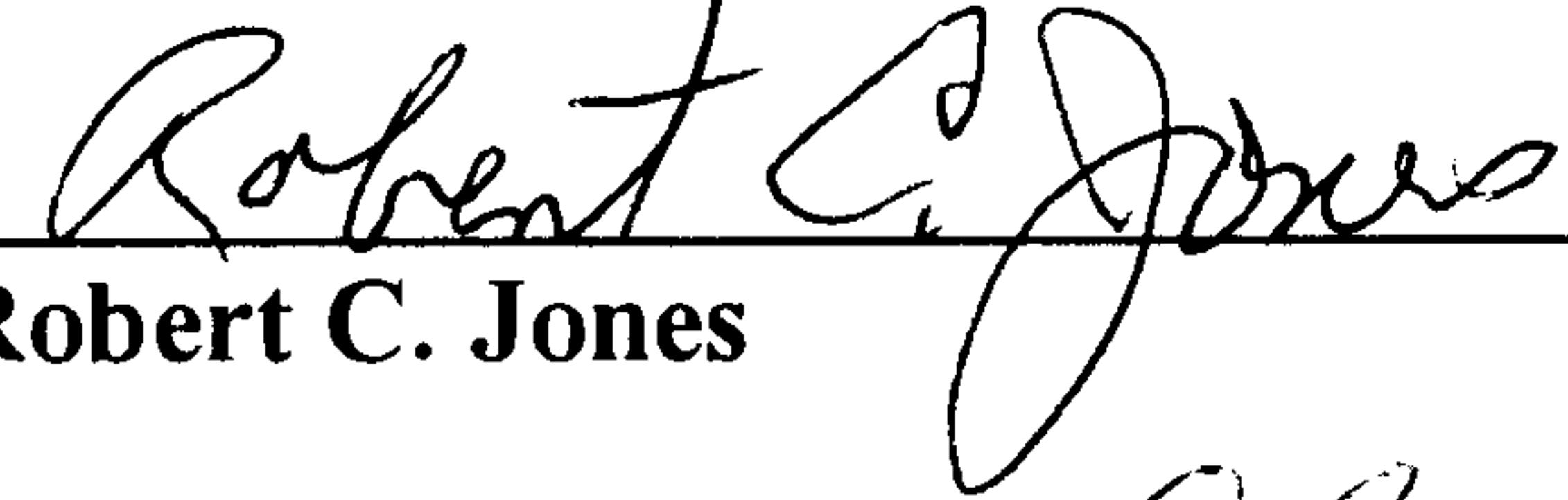
Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

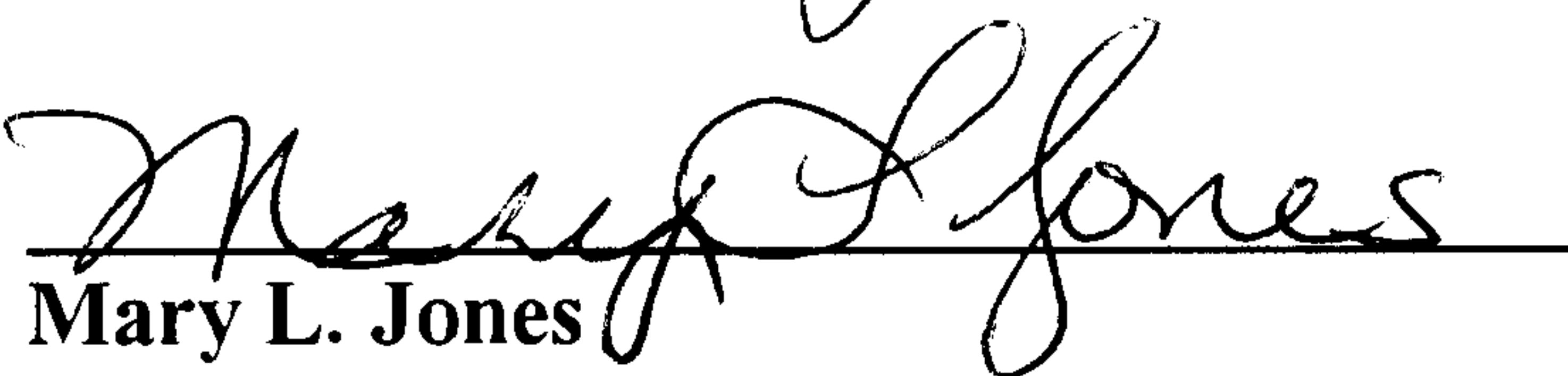
To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 26th day of October, 2006.



Robert C. Jones



Mary L. Jones

STATE OF ALABAMA COUNTY OF SHELBY _____

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that **Robert C. Jones and Mary L. Jones, husband and wife** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 26th day of October, 2006.



Notary Public
My Commission Expires: 02-25-09

B. CHRISTOPHER BATTLES
Notary Public - Alabama, State At Large
My Commission Expires 2 / 25 / 2009

20061113000554210 2/2 \$63.50
Shelby Cnty Judge of Probate, AL
11/13/2006 11:13:53AM FILED/CERT

EXHIBIT "A" LEGAL DESCRIPTION

Commence at the Southeast corner of Section 12, Township 22 South, Range 3 West, Shelby County, Alabama, thence South 90 degrees 00 minutes 00 seconds West a distance of 1,662.59 feet; thence North 02 degrees 09 minutes 09 seconds West a distance of 613.99 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 726.77 feet; thence South 89 degrees 06 minutes 16 seconds East a distance of 330.88 feet; thence South 02 degrees 11 minutes 36 seconds East a distance of 565.20 feet to the centerline of Big Rock Drive; thence South 84 degrees 09 minutes 13 seconds West and along said centerline, a distance of 72.42 feet to the beginning of a curve to the left, having a radius of 80.00 feet, a central angle of 52 degrees 58 minutes 02 seconds and subtended by a chord which bears South 57 degrees 40 minutes 12 seconds West and a chord distance of 71.35 feet; thence along the arc of said curve and said centerline, a distance of 73.96 feet; thence South 31 degrees 11 minutes 11 seconds West and along said centerline a distance of 54.38 feet to the beginning of a curve to the right, having a radius of 100.00 feet, a central angle of 51 degrees 41 minutes 18 seconds, and subtended by a chord which bears South 57 degrees centerline, a distance of 90.21 feet; thence South 82 degrees 52 minutes 29 seconds West and along said centerline a distance of 36.86 feet to the beginning of a curve to the left, having a radius of 300.00 feet, a central angle of 10 degrees 48 minutes 25 seconds, and subtended by a chord which bears South 77 degrees 28 minutes 16 seconds West and a chord distance of 56.50 feet; thence along the arc of said curve and said centerline, a distance of 56.59 feet to the POINT OF BEGINNING; being situated in Shelby County, Alabama.

Together with the right to use as a means of ingress and egress to and from the land described above, the present farm road, known as Big Rock Drive, running generally southwesterly across the S 1/2 of the SE 1/4 of Section 12, Township 22 South, Range 3 West, which said road intersects the Calera-Montevallo dirt road.