

The consideration is being paid by a purchase
money mortgage filed simultaneously herewith.

20070119000030010 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
01/19/2007 12:14:37PM FILED/CERT

Warranty Deed

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of *One Hundred Thirty Three Thousand Five Hundred Dollars (\$133,500.00)* to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Jean Ingram, an unmarried woman and Judy Rhodes, a married woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Terry L. Jernigan** (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

Subject to all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

Grantors constitute subject property is not their homestead property or that of their spouse.

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 said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 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

12th day of January, 2007.

Jean Ingram (Seal)
Jean Ingram

Judy Rhodes (Seal)
Judy Rhodes

STATE OF ALABAMA

COUNTY OF Shelby

I, Bryan Gregg, a Notary Public, in and for said County in said State, hereby certify that **Jean Ingram and Judy Rhodes** 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 the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this 12th day of January, 2007.

Bryan Gregg
Notary Public
My Commission Expires: 10-06-2007

Send Tax Notice To & This Instrument Prepared By:
Terry L. Jernigan
50500 Highway 25
Sterrett, AL 35147

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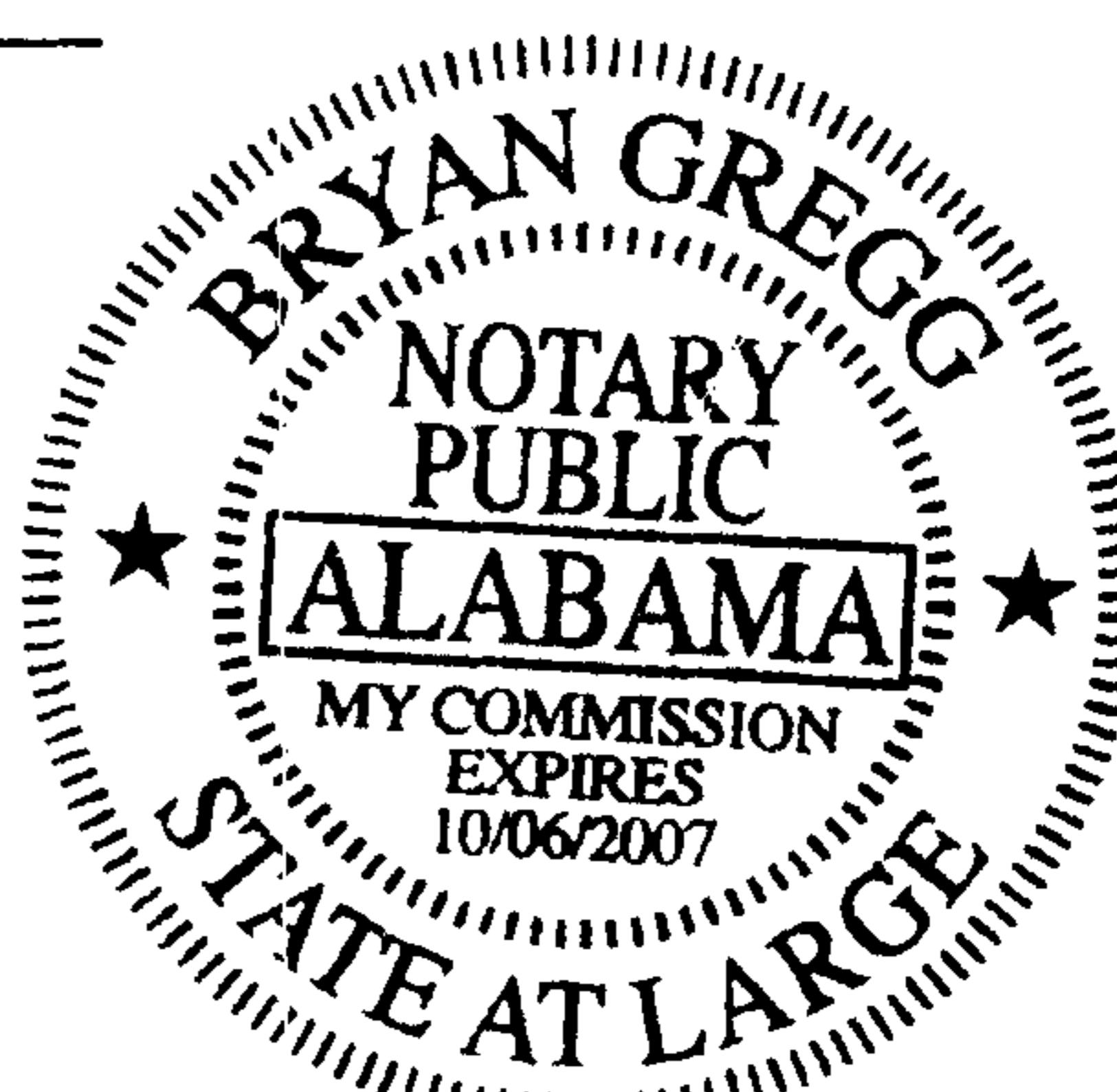


Exhibit "A" Legal Description

Parcel One:

A parcel in part of the Southeast Quarter of the Northeast Quarter and in part of the Southwest Quarter of the Northeast Quarter of Section 24, Township 18 South, Range 1 East in Shelby County, Alabama and being more particularly described as follows: Commence at an existing 1" pipe at the Southwest corner of the Southeast Quarter of the Northeast Quarter of said section and run North 89 degrees 57 minutes 30 seconds East along the South line of said Quarter-Quarter section for 75.56 feet to an existing 1" pipe; thence South 89 degrees 59 minutes 05 seconds East along the South line of said Quarter-Quarter section for 112.81 feet to a 5/8" rebar set at the point of beginning; thence continue South 89 degrees 59 minutes 05 seconds East along said South line for 4.26 feet to an existing 1" pipe; thence South 90 degrees 00 minutes 00 seconds East along said South line for 502.19 feet to an existing 1 1/4" pipe on the Southwesterly right-of-way of Central of Georgia Railroad; thence North 43 degrees 18 minutes 55 seconds West along said right-of-way for 658.76 feet to a 5/8" rebar set on the South right-of-way of the Old Mill Road; thence (leaving Railroad right-of-way) run North 63 degrees 29 minutes 35 seconds West along said South right-of-way for 134.04 feet to a 5/8" rebar set at the P.C. of a curve to the left (Delta = 14 degrees 46 minutes 50 seconds Radius = 254.84 feet, Chord = North 70 degrees 53 minutes 00 seconds West 65.56 feet) thence run in a Northwesterly direction along the arc of said curve for 65.74 feet to a 5/8" rebar set at the P.T.; thence North 78 degrees 16 minutes 25 seconds West along said South right-of-way for 326.55 feet to a 5/8" rebar set at the P.C. of a right-of-way curve to the right (Delta = 18 degrees 29 minutes 50 seconds, Radius = 322.05 feet, Chord = North 69 degrees 01 minutes 30 seconds West 103.52 feet) thence run in a Northwesterly direction along the arc of said curve for 103.97 feet to a 5/8" rebar set at the P.T.; thence North 59 degrees 46 minutes 35 seconds West along said South right-of-way for 120.34 feet to 5/8" rebar set on the Northeasterly right-of-way of Highway Number 25 (80 feet right-of-way), said point being a P.O.C. on a right-of-way curve to the left (Delta = 04 degrees 52 minutes 30 seconds, Radius = 1767.31 feet, Chord = South 39 degrees 43 minutes 50 seconds East 150.32 feet); thence run in a Southeasterly direction along the arc of said curve for 150.36 feet to an existing concrete right-of-way monument at the P.T; thence South 42 degrees 10 minutes 20 seconds East along said Northeasterly right-of-way for 821.72 feet to the point of beginning.

Parcel Two:

A parcel located in the Southeast Quarter of the Northeast Quarter of Section 24, Township 18 South, Range 1 East in Shelby County, Alabama and being more particularly described as follows: Commence at an existing 1" pipe at the Southwest corner of said Quarter-Quarter section for a point of beginning and run North 89 degrees 57 minutes 30 seconds East along the South line of said Quarter-Quarter Section for 75.56 feet to an existing 1" pipe; thence South 89 degrees 59 minutes 05 seconds East along the South line of said Quarter-Quarter Section for 4.84 feet to a 5/8" rebar set on the Southwesterly right-of-way of Highway Number 25; thence North 42 degrees 10 minutes 20 seconds West along said Southwesterly right-of-way for 117.51 feet to a 5/8" rebar set on the West line of said Quarter-Quarter Section; thence (leaving right-of-way) run South 00 degrees 59 minutes 50 seconds West along said West right-of-way for 87.16 feet to the point of beginning.

Subject to all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.