This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To:

Billy Thomas
324 Old Hwy 25 East
Columbiann, Alla
35-05-1

## WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

200703050000099350 1/2 \$15.00 Shelby Cnty Judge of Probate, AL 03/05/2007 03:43:22PM FILED/CERT

SHELBY COUNTY

That in consideration of Three Hundred Fifty Thousand dollars and Zero cents (\$350,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Mary N. Wooley, a single woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Billy Thomas (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

## SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO TAXES FOR 2007 AND SUBSEQUENT YEARS, EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, AND PERMITS OF RECORD.

\$400,000.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

\$0.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A SECOND MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

THIS PROPERTY CONSTITUTES NO PART OF THE GRANTOR, OR OF HIS/HER/THEIR SPOUSE(S).

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 1<sup>st</sup> day of March, 2007...

TO HAVE AND 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, that 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, their heirs and assigns forever, against the lawful claims of all person.

	(SEAL)	Mary N. Wooley (S
	(SEAL)	(S
	(SEAL)	(S
		(S
STATE OF ALABAMA		
		General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Mary N. Wooley 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of March, 2007.

Notary Public

My Commission Expires: 10/16/08

## 200703050000099350 2/2 \$15.00 Shelby Cnty Judge of Probate, AL 03/05/2007 03:43:22PM FILED/CERT

## EXHIBIT A

Beginning at the Northwest corner of the NE ¼ of SE ¼, Section 28, Township 19 South, Range 1 West; thence run Southerly along the West boundary line of said NE ¼ of SE ¼ a distance of 70.90 feet to a point on the Northeast right of way line of Shelby County Highway No. 280; thence turn an angle of 56 degrees 20 minutes 35 seconds to the left and run Southeasterly along said right of way line and along a curve to the right (concave Southeasterly and having a radius of 1677.29 feet and a central angle of 25 degrees 12 minutes 46 seconds) an arc distance of 738.08 feet to a point; thence continuing Southeasterly along said right of way line and along the tangent of said curve a distance of 407.7 feet to a point; thence continue along said right of way line in a Southeasterly direction and along a curve to the left (concave Northerly and having a radius of 438.33 feet and a central angle of 88 degrees 17 minutes 00 seconds) an arc distance of 675.41 feet to a point; thence continue along said right of way line in a Northeasterly direction and along the tangent of said curve a distance of 22.48 feet to a point on the Southwest right of way line of Seaboard Coastline Railroad; thence leaving said Highway right of way line, run Northwesterly along said right of way line of Seaboard Coastline Railroad a distance of 1696.86 feet to a point on the North boundary line of the NE ¼ of SE ¼; thence turn an angle of 39 degrees 38 minutes 27 seconds to the left and run Westerly along said North boundary line of the NE ¼ of SE ¼ a distance of 28.91 feet to the point of beginning. Said tract of land is lying in the NE ¼ of SE ¼, Section 28, Township 19 South, Range 1 West, Shelby County, Alabama.