

5,000.00

This instrument was prepared by:

J. Michael Campbell
3693 Guyton Road
Birmingham, AL 35244

Send Tax Notice to:

J. Michael Campbell
3693 Guyton Road
Birmingham, AL 35244

WARRANTY DEED



20070628000303820 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
06/28/2007 08:53:45AM FILED/CERT

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100 (10.00) Dollars and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I, **Charles D. Campbell**, a married man, (herein referred to as grantor), do grant, bargain, sell and convey unto **James Michael Campbell**, a single man (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel I

Part of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 25, Township 19 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From an existing 1" crimp iron pin being the locally accepted Southeast corner of said Southwest $\frac{1}{4}$ of Southeast $\frac{1}{4}$ of said Section 25, run in a Westerly direction along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 434.91 feet to an existing iron rebar set by Weygand and being the point of beginning; thence continue in a Westerly direction along the last mentioned course for a distance of 311.80 feet to an existing iron rebar set by Weygand and being at a point of intersection with a curve, said curve being concave in a Southeasterly direction and having a central angle of 32 deg. 56 min. 31 sec. and a radius of 42.50 feet; thence turn an angle to the right (131 deg. 12 min. 49 sec. to the chord of said curve) and run in a Northeasterly direction along the arc of said curve for a distance of 24.44 feet to an existing iron rebar set by Weygand and being the point of ending of said curve; thence turn an angle to the right of 16 deg. 28 min. 13 sec. from the chord of last mentioned curve and run in a Northeasterly direction for a distance of 12.45 feet to an existing iron rebar set by Weygand and being the point of beginning of a new curve, said latest curve being concave in a Southeasterly direction and having a central angle of 15 deg. 16 min. 48 sec. and a radius of 382.5 feet; thence turn an angle to the right (7 deg. 38 min. 24 sec. to the chord of said curve) and run in a Northeasterly direction along the arc of said curve for a distance of 102.01 feet to an existing iron rebar set by Weygand; thence turn an angle to the right (7 deg. 38 min. 28 sec. from the chord of last mentioned curve) and run in a Northeasterly direction for a distance of 43.37 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 0 deg. 53 min. 39 sec. and run in a Northeasterly direction for a distance of 157.26 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 0 deg. 2 min. 20 sec. and run in a Northeasterly direction for a distance of 127.57 feet to an existing

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iron rebar set by Weygand; thence turn an angle to the right of 0 deg. 51 min. 37 sec. and run in a Northeasterly direction for a distance of 114.87 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 0 deg. 15 min. 52 sec. and run in a Northeasterly direction for a distance of 57.72 feet to an existing P.K. nail being at a point of intersection with the Southwest right-of-way line of Shelby County Highway # 275; thence turn an angle to the right of 72 deg. 33 min. 50 sec. and run in a Southeasterly direction along the Southwest right-of-way line of said Shelby County Highway # 275 for a distance of 26.08 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 104 deg. 54 min. 23 sec. and run in a Southwesterly direction for a distance of 328.05 feet to an existing #5 iron rebar; thence turn an angle to the left of 76 deg. 15 min and run in a Southeasterly direction for a distance of 86.15 feet, more or less, to the point of beginning. Containing 0.76 acres, more or less.

Parcel II

Part of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From an existing 1" crimped iron pin being the locally accepted Northeast corner of Northwest $\frac{1}{4}$ of Northeast $\frac{1}{4}$ of said Section 36, run in a Westerly direction along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 130.00 feet to an existing iron rebar set by Weygand and being the point of beginning; thence continue in a Westerly direction along the last mentioned course for a distance of 641.36 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 101 deg. 00 min. and run in a Southeasterly direction for a distance of 227.22 feet to an existing iron rebar set by Weygand and being on the Northwest right-of-way line of the old 60 foot abandoned railroad right-of-way; thence turn an angle to the left of 99 deg. 27 min. 18 sec. and run in a Northeasterly direction for a distance of 638.24 feet, more or less, to the point of beginning. Containing 1.64 acres, more or less.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs, or its successors 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, or its successors 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 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, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27th day of
June, 2007.

Charles D. Campbell (Seal)

STATE OF ALABAMA)
Shelby COUNTY)

I, Wendy HARTLEY Martin, a Notary Public in and for said County, in said State, hereby certify that Charles D. Campbell and N/A, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 27th day of June, 2007.

Wendy Hartley Martin
Notary Public
My Commission Expires: 5/13/10


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Shelby County, AL 06/28/2007
State of Alabama

Deed Tax: \$5.00