



20070911000426050 1/2 \$139.00
Shelby Cnty Judge of Probate,AL
09/11/2007 01:17:20PM FILED/CERT

STATE OF ALABAMA *
COUNTY OF SHELBY *

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Twenty-Five Thousand and NO/100 (\$125,000.00) Dollars and other good and valuable consideration to the undersigned, Fredrick B. Berrey, Jr., a married man herein referred to as Grantor, in hand paid by Henry T. Holifield, a married man referred to as Grantee, the receipt of which is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT 'A' LEGAL DESCRIPTION

The above described property is not the homestead property of the Grantor or his spouse.

This conveyance is prepared without the benefit of title search by the preparer.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever; it being the intention of the parties to this conveyance that the interest in fee simple shall pass to the heirs and assigns of the Grantee herein.

And the Grantor does for himself and for his heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that he is lawfully seized in fee simple of said premises; that he has a good right to sell and convey the same as aforesaid; that he will and his heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever against the lawful claims of all persons except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the undersigned Grantor has hereunto set his hand and seal this the 4th day of September, 2007.

Fredrick B. Berrey, Jr.

STATE OF ALABAMA,
SHELBY COUNTY.

I, the undersigned authority, in and for said County, in said State, hereby certify that, Fredrick B. Berrey, Jr., a married man whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4th day of September, 2007.

Shelby County, AL 09/11/2007
State of Alabama
Deed Tax: \$125.00

NOTARY/PUBLIC
My Commission Expires: 2/22/11

This document prepared by:
Mitchell & Graham, PC
P. O. Drawer 307
Childersburg, Alabama 35044

Please Send Tax Notice To:
Henry T. Holifield
1025 ASHMORE LANE
BIRMINGHAM, AL 35242



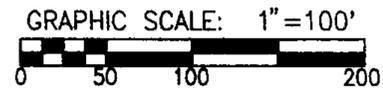
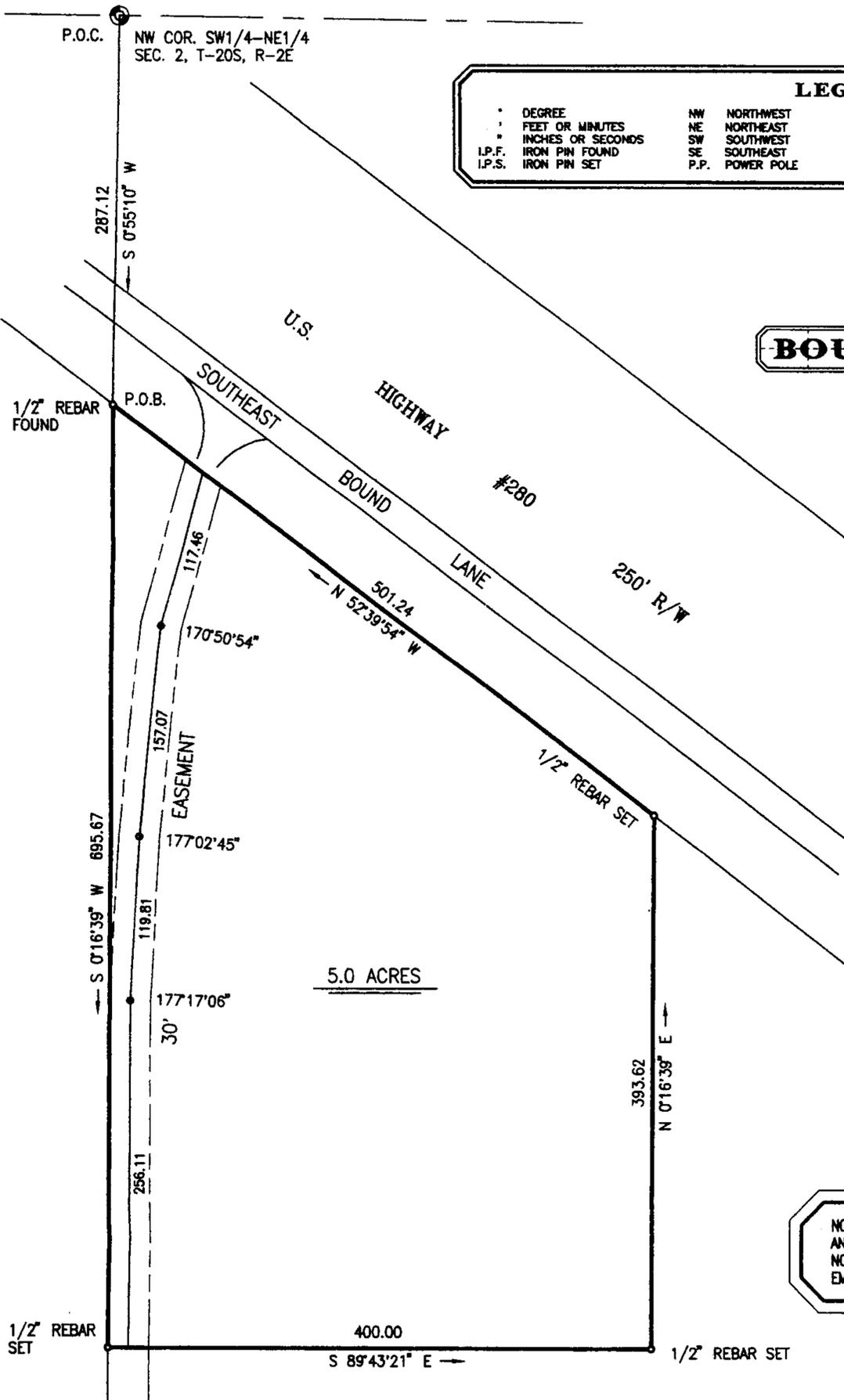
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P.O.C. NW COR. SW1/4-NE1/4
 SEC. 2, T-20S, R-2E

LEGEND			
•	DEGREE	NW	NORTHWEST
′	FEET OR MINUTES	NE	NORTHEAST
″	INCHES OR SECONDS	SW	SOUTHWEST
I.P.F.	IRON PIN FOUND	SE	SOUTHEAST
I.P.S.	IRON PIN SET	P.P.	POWER POLE
R	RADIUS	⊘	RIGHT OF WAY CENTERLINE
L	ARC LENGTH	⊂	FENCE LINE
TAN.	ARC TANGENT	X X	P.O.B. POINT OF BEGINNING
CH	CHORD	△	P.O.C. POINT OF COMMENCEMENT

BOUNDARY SURVEY

DATE: MARCH 10TH, 2005



NOTE: THIS DRAWING IS FOR INFORMATION PURPOSES ONLY AND DOES NOT CONSTITUTE AS AN AUTHENTIC SURVEY IF NOT ACCOMPANIED BY SIGNATURE AND RED STAMPED OR EMBOSSED REGISTERED LAND SURVEYOR SEAL.

PROPERTY DESCRIPTION:

COMMENCE AT THE NW CORNER OF THE SW1/4 OF THE NE1/4 OF SAECTION2, TOWNSHIP 20 SOUTH, RANGE 2 EAST; THENCE S 0°55'10" W ALONG THE WEST LINE THEREOF FOR 287.12 FEET TO THE SOUTHWESTERLY R/W OF U.S. HIGHWAY #280 FOR THE POINT OF BEGINNING; THENCE S 0°16'39" W FOR 695.57 FEET; THENCE S 89°43'21" E FOR 400.00 FEET; THENCE N 0°16'39" E FOR 393.62 FEET TO THE SOUTHWESTERLY R/W OF SAID U.S. HIGHWAY # 280; THENCE N 52°39'54" W RUN ALONG SAID R/W FOR 501.24 FEET TO THE POINT OF BEGINNING. CONTAINING 5.0 ACRES.

ALSO A 30 FOOT EASEMENT, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF THE SW1/4 OF THE NE1/4 OF SAECTION2, TOWNSHIP 20 SOUTH, RANGE 2 EAST; THENCE S 0°55'10" W ALONG THE WEST LINE THEREOF FOR 982.79 FEET; THENCE S 89°43'21" E FOR 15.0 FEET TO THE POINT OF BEGINNING; THENCE N 0°16'39" E FOR 256.11 FEET; THENCE 2°42'54" RIGHT RUN NORTHERLY 119.18 FEET; THENCE 2°57'15" RIGHT RUN 157.07 FEET; THENCE 9°09'06" RIGHT RUN 117.46 FEET TO THE WESTERLY R/W OF U. S. HIGHWAY #280 AND THE POINT OF ENDING.

STATE OF ALABAMA
 SHELBY COUNTY

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

ACCORDING TO MY SURVEY THIS 10TH DAY OF MARCH, 2005



Simmons Surveying
 P.O. BOX 895 108 PINSON PLAZA
 PINSON, ALABAMA 35126
 (205) 681-3679 Copyright 2000

DRAWING NO.: 03-07-05 DRAFTSMAN: THOMAS II DATE: 03/10/2005

THOMAS E. SIMMONS LS# 12945
 P. O. BOX 895 PINSON, AL 35126
 TEL: (205) 681-3679