

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

Send Tax Notice To: William Hyle Sanders  
106 Robertson Road  
Wilsonville,, AL 35186

## WARRANTY DEED

20070918000437270 1/2 \$274.00  
Shelby Cnty Judge of Probate, AL  
09/18/2007 11:33:35AM FILED/CERT

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Two Hundred Sixty Thousand dollars and Zero cents (\$260,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Peggy M. Gunnells and W.L. Gunnells, Jr., a married couple (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto William Hyle Sanders (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.

\$0.00 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).

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.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 14<sup>th</sup> day of September 2007.

\_\_\_\_\_  
(SEAL)

Peggy M. Gunnells  
Peggy M. Gunnells (SEAL)

\_\_\_\_\_  
(SEAL)

W.L. Gunnells, Jr.  
W.L. Gunnells, Jr. (SEAL)

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

STATE OF ALABAMA

}

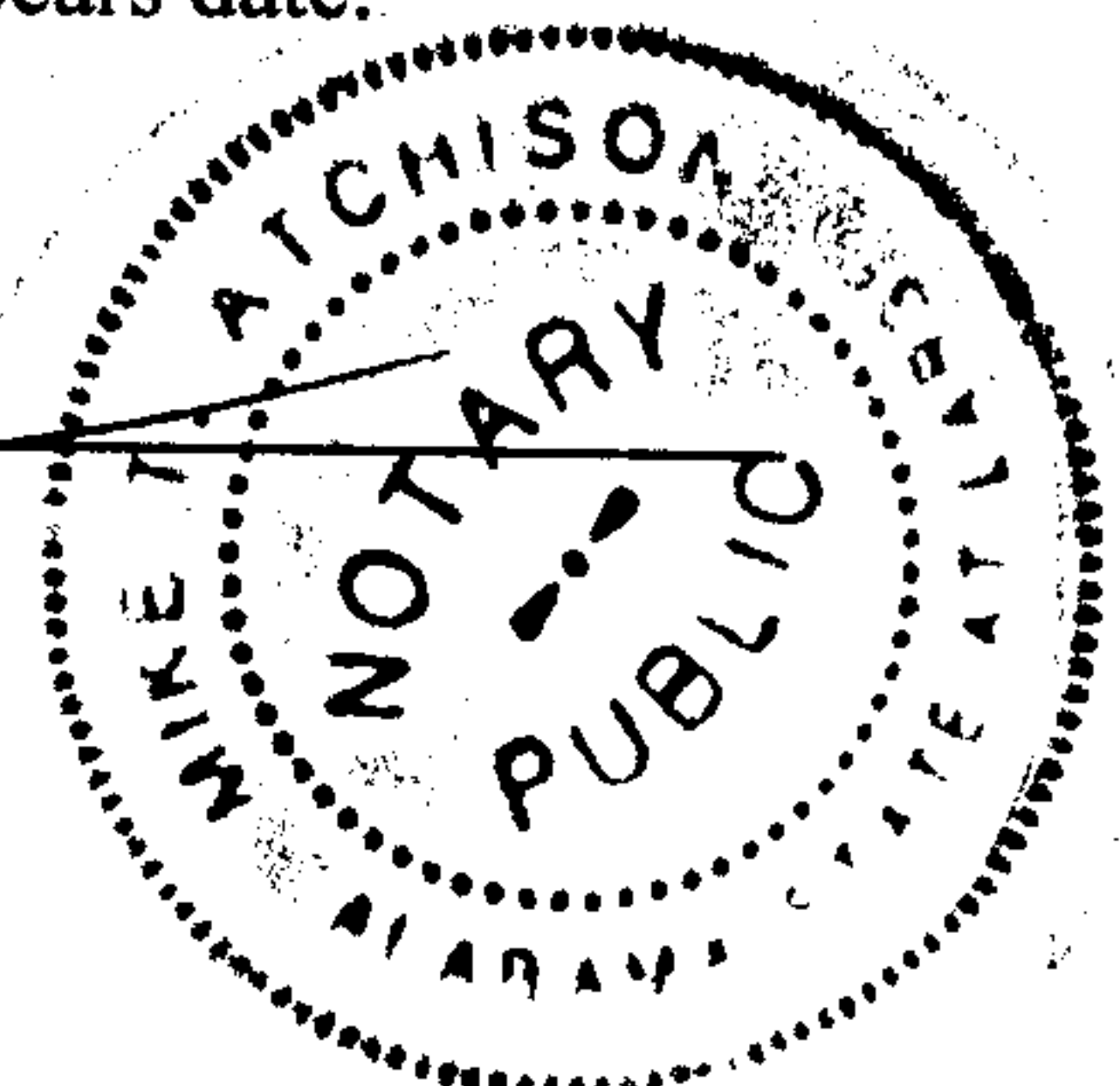
General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Peggy M. Gunnells and W.L. Gunnells, Jr. 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 he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14<sup>th</sup> day of September 2007.

Michael T. Atchison  
Notary Public  
My Commission Expires: 10/16/08



Shelby County, AL 09/18/2007  
State of Alabama

Deed Tax: \$260.00



## EXHIBIT A

A parcel of land situated in the NE ¼ of the SE ¼ of Section 30 and the NW ¼ of the SW ¼ of Section 29, all in Township 20 South, Range 2 East, City of Wilsonville, Shelby County, Alabama, and being more particularly described as follows: Begin at the NE corner of the SE ¼ of above said Section 30, said point being the POINT OF BEGINNING; thence North 85 degrees 25 minutes 12 seconds East, a distance of 1,293.34 feet to the approximate center of Four Mile Creek, (following calls will be along the approximate center of Four Mile Creek until otherwise stated); thence South 38 degrees 11 minutes 52 seconds West, a distance of 85.06 feet; thence South 51 degrees 24 minutes 39 seconds West, a distance of 139.53 feet; thence North 89 degrees 32 minutes 44 seconds West, a distance of 123.61 feet; thence South 39 degrees 00 minutes 27 seconds West, a distance of 155.94 feet; thence South 48 degrees 34 minutes 14 seconds West, a distance of 155.76 feet; thence South 23 degrees 08 minutes 41 seconds East, a distance of 95.13 feet; thence North 84 degrees 08 minutes 15 seconds East, a distance of 124.75 feet; thence South 38 degrees 02 minutes 37 seconds East, a distance of 68.45 feet; thence South 10 degrees 28 minutes 01 second West, a distance of 179.11 feet; thence South 45 degrees 01 minutes 31 seconds West, a distance of 122.72 feet; thence South 73 degrees 48 minutes 16 seconds West, a distance of 43.92 feet; thence North 66 degrees 10 minutes 13 seconds West, a distance of 124.93 feet; thence South 84 degrees 25 minutes 58 seconds West, a distance of 60.62 feet; thence South 09 degrees 42 minutes 35 seconds West, a distance of 144.08 feet; thence South 56 degrees 50 minutes 41 seconds West, a distance of 76.16 feet; thence North 84 degrees 12 minutes 44 seconds West, a distance of 102.05 feet; thence South 80 degrees 38 minutes 40 seconds West, a distance of 204.12 feet; thence North 69 degrees 57 minutes 37 seconds West, a distance of 65.78 feet; thence North 33 degrees 26 minutes 13 seconds West, a distance of 84.56 feet; thence North 53 degrees 04 minutes 02 seconds West, a distance of 64.43 feet; thence South 82 degrees 24 minutes 43 seconds West, a distance of 51.96 feet; thence South 36 degrees 07 minutes 54 seconds West, a distance of 51.57 feet; thence South 08 degrees 04 minutes 50 seconds East, a distance of 132.51 feet; thence South 65 degrees 23 minutes 54 seconds West a distance of 96.29 feet; thence North 45 degrees 46 minutes 58 seconds West, a distance of 62.74 feet; thence South 79 degrees 01 minute 15 seconds West, a distance of 70.41 feet; thence North 88 degrees 53 minutes 34 seconds West, a distance of 78.20 feet; thence South 74 degrees 45 minutes 28 seconds West, a distance of 78.29 feet; thence South 88 degrees 43 minutes 41 seconds West, a distance of 66.23 feet; thence North 75 degrees 16 minutes 39 seconds West, a distance of 127.46 feet to the easterly R.O.W. line of Shelby County Highway 441; thence North 07 degrees 24 minutes 41 seconds East, along said R.O.W. line and leaving approximate center of Four Mile Creek, a distance of 152.77 feet to the beginning of a curve to the left having a radius of 1,560.00, a central angle of 06 degrees 14 minutes 19 seconds and subtended by a chord which bears North 04 degrees 17 minutes 31 seconds East, and a chord distance of 169.78 feet; thence along the arc of said curve and said R.O.W. line, a distance of 169.86 feet; thence North 63 degrees 50 minutes 41 seconds east and leaving said R.O.W. line, a distance of 147.08 feet; thence South 36 degrees 10 minutes 36 seconds east, a distance of 81.79 feet; thence North 64 degrees 16 minutes 10 seconds East, a distance of 142.73 feet; thence North 19 degrees 58 minutes 04 seconds West, a distance of 202.64 feet; thence North 34 degrees 22 minutes 17 seconds West, a distance of 188.10 feet; thence North 41 degrees 06 minutes 24 seconds East, a distance of 173.38 feet; thence North 82 degrees 58 minutes 17 seconds East, a distance of 224.30 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, Al Reg. #21784, dated September 12, 2007.