



INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION

This instrument was prepared by

Mitchell A. Spears, Attorney at Law  
P.O. Box 119  
Montevallo, AL 35115-0091

205/665-5102 (Address)  
205/665-5076

Send Tax Notice to: & Lucille I. MacPherson

Trustees

665 Overland Road  
Montevallo, AL 35115

MINIMUM VALUE: \$309,200.00

Warranty Deed

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR, (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **R. S. MacPherson (also known as Roderick MacPherson) and wife, L. I. MacPherson (also known as Lucille MacPherson)** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Roderick S. MacPherson and Lucille I. MacPherson, as Trustees of the Roderick S. MacPherson and Lucille I. MacPherson Joint Living Trust (known as the "MacPherson Living Trust")** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY County, Alabama**, to-wit:

**PARCEL I**

**A parcel of land situated in the SW ¼ of the NW ¼ of Section 22, Township 22 South, Range 3 West, described as follows:**

**Begin at the NW corner of the SW ¼ of the NW ¼ of Section 22 and go North 87 deg. 51 min. East for 180.21 feet; thence South 1 deg. 22 min. East for 134.47 feet to the South boundary of Davila Drive; thence North 84 deg. 6 min. East along this boundary for 272.56 feet to the point of beginning; thence South 45 deg. 38 min. East for 345.41 feet; thence South 45 deg. 46 min. East for 136.97 feet to the center line of Shoal Creek thence North 68 deg. 44 min. East along said center line 227.23 feet; thence North 77 deg. 53 min. East along said center line 158.32 feet; thence North 75 deg. 0 min. East along said center line for 93.50 feet; thence North 47 deg. 24 min. West 417.86 feet; thence South 88 deg. 30 min. West for 376.18 feet to a point on the East boundary of a cul-de-sac at the end of Davila Drive; thence along this boundary in a southwesterly direction for 109.98 feet to the point of tangent with the south boundary of Davila Drive; thence along this boundary South 84 deg. 6 min. West for 70.38 feet to the point of beginning; being situated in Shelby County, Alabama.**

**ALSO: Easement for ingress and egress from Davila Drive**

**SUBJECT TO:**

**- Rights, reservations, restrictions and other matters of record.**

**SOURCE OF TITLE: Corrective Warranty Deed recorded in the Office of the Probate Judge, Shelby County, Alabama, at Deed Book 023, Page 24. Reference is also made to Affidavit to Cure Deed Errors, as recorded in the Office of the Probate Judge, Shelby County, Alabama, at Instrument Number 20080616000243400.**



20080730000305800 2/4 \$334.50  
Shelby Cnty Judge of Probate, AL  
07/30/2008 08:38:01AM FILED/CERT

## PARCEL II

Commence at the NW corner of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 22 and go N 89 deg. 51' E for 180.26 feet; thence S 1 deg. 22' E for 134.47 feet to the South boundary of Dauila Drive; thence N 84 deg. 06' E along this boundary for 200.56 feet to the point of beginning; thence S 1 deg. 22' E for 442.31 feet to the North boundary of Overland Road; thence N 89 deg. 57' E along this boundary for 98.22 feet to the beginning of a curve to the right having a central angle of 11 deg. 07', a radius of 598.72 feet and subtended by a cord bearing S 84 deg. 29  $\frac{1}{2}$ ' E for 116.00 feet; thence along this curve for 116.05 feet to a point at the centerline of Shoal Creek where the Right of Way of Overland Road changes from 50 feet to 60 feet; thence N 11 deg. 04' E radial to said curve for 5.00 feet, to the beginning of a curve to the right having a central angle of 4 deg. 29  $\frac{1}{2}$ ', a radius of 603.72 feet and subtended by a cord bearing S 76 deg. 42' E for 47.30 feet; thence along this curve for 47.32 feet; thence S 74 deg. 27' E for 74.35 feet to the beginning of curve to the right having a central angle of 7 deg. 05', a radius of 508.33 feet and subtended by a cord bearing S 70 deg. 52' E for 62.89 feet; thence along this curve for 62.91 feet; thence N 16 deg. 48' E for 149.28 feet; thence N 45 deg. 46' W for 174.94 feet; thence N 45 deg. 35  $\frac{1}{2}$  W for 345.40 feet to the South boundary of Dauila Drive; thence S 84 deg. 06' W along this boundary for 72.00 feet to the point of beginning, containing 3.08 acres, more or less, according to James A. Riggins' survey dated October 28, 1982.

## SUBJECT TO:

- Rights, reservations, restrictions and other matters of record.

**SOURCE OF TITLE:** Quitclaim Deed recorded in the Office of the Probate Judge, Shelby County, Alabama, at Deed Book 353, Page 623.

## PARCEL III

A portion of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 22, Township 22 South, Range 3 West, more particularly described as follows:

Begin at the Northwest corner of Section 22, Township 22 South, Range 3 West and run southerly along the West side of said section for 1307.47 feet to the Northwest corner of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section; thence turn an angle of 88 deg. 39' 50" to the left and run easterly for 180.21 feet; then turn an angle of 88 deg. 45' 50" to the right and run southerly for 134.47 feet to a point on the south 50-foot right of way of Davila Drive, this being the point of beginning; then continue along the same line running southerly for 421.73 feet to a point on the north 50-foot right of way of Overland Road; thence turn an angle of 88 deg. 37' 29" to the left and run easterly along the north right of way of Overland Road for 200.00 feet; thence turn an angle of 91 deg. 21' to the left and run northerly for 442.31 feet to a point on the south 50 foot right of way of Davila Drive; then turn an angle of 94 deg. 32' and run westerly along the south right of way of Davila Drive for 200.76 feet back to the point of beginning.

## LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

Commence at the Northwest corner of Section 22, Township 22 South, Range 3 West, Shelby County, Alabama and run thence South 00 degrees 15 minutes 53 seconds East along the West line of said Section 22, a distance of 1,307.47 feet to a point; thence run South 88 degrees 55 minutes 43 seconds East a distance of 180.21 feet to a point; thence run South 04 degrees 09 minutes 53 seconds East a distance of 134.47 feet to a

found capped rebar corner on the South margin of Davila Drive and the point of beginning of the property being described; thence run South 04 degrees 09 minutes 53 seconds East a distance of 189.22 feet to a set rebar corner; thence run North 87 degrees 25 minutes 12 seconds East a distance of 143.07 feet to a set rebar corner; thence run North 04 degrees 06 minutes 28 seconds West a distance of 204.40 feet to a set rebar corner on the southerly margin of same said Davila Drive; thence run South 81 degrees 21 minutes 24 seconds West along said margin of said street a distance of 143.66 feet to the point of beginning, containing 28,166 square feet, more or less.

**SUBJECT TO:**

- Rights, reservations, restrictions and other matters of record.

**SOURCE OF TITLE:** Warranty Deed recorded in the Office of the Probate Judge, Shelby County, Alabama at Instrument Number 20031222000821790; Less and Except that property described within Warranty Deed recorded in said Probate Office at Instrument Number 20050415000177330.

**R. S. MACPHERSON IS ONE AND THE SAME PERSON AS RODERICK MACPHERSON AND RODERICK S. MACPHERSON, AND AT TIMES IN THE PAST, HAS USED SAID NAMES, INTERCHANGEABLY.**

**L. I. MACPHERSON IS ONE AND THE SAME PERSON AS LUCILLE MACPHERSON AND LUCILLE I. MACPHERSON, AND AT TIMES IN THE PAST, HAS USED SAID NAMES, INTERCHANGEABLY.**

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 the 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 29th day of July, 2008.

  
R. S. MacPherson

  
L. I. MacPherson

20080730000305800 4/4 \$334.50  
Shelby Cnty Judge of Probate, AL  
07/30/2008 08:38:01AM FILED/CERT

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **R. S. MACPHERSON and wife, L. I. MACPHERSON**, 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 same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of July,  
2008.

mgS  
\_\_\_\_\_  
Notary Public  
My commission expires: 8/13/09

Shelby County, AL 07/30/2008  
State of Alabama

Deed Tax: \$309.50