


5000 (22)

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

This instrument was prepared by:
William R. Justice, Attorney
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:

Yumato Kelly
P. O. Box 423
Vincent, Alabama 35178


20080820000334110 1/3 \$27.00
Shelby Cnty Judge of Probate, AL
08/20/2008 09:47:10AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Ten and no/00 Dollars (\$10.00) and other good and valuable consideration**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Clinton Shorter, unmarried, Andrew Shorter, married, Clinton Shorter, Jr., married, Jerome Shorter, married, and, Dorothy Miller, married (herein referred to as grantors, whether one or more)**, does by these presents grant, bargain, sell and convey unto, **David O'Neal, Dinetta Collins, Yumato Kelly, and Richard O'Neal (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to all easements for ingress, egress and utilities, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS OR THEIR RESPECTIVE SPOUSE.

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 Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 16th day of Aug, 2008.

Clinton Shorter Sr.
Clinton Shorter

Clinton N Shorter Jr
Clinton Shorter, Jr.

Andrew Shorter
Andrew Shorter

Samuel J. Short
Jerome Shorter

Dorothy Miller
Dorothy Miller

STATE OF ALABAMA
COUNTY OF St. Clair

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Clinton Shorter, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of Aug, 2008.

Y. Kelly Reno
Notary Public

My Commission Expires: 2-8-11

STATE OF ALABAMA
COUNTY OF St. Clair

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Andrew Shorter, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of Aug., 2008.

Molly Reno
Notary Public

My Commission Expires: 2-8-11

STATE OF ALABAMA
COUNTY OF St. Clair

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Clinton Shorter, Jr., 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of Aug, 2008.

Molly Reno
Notary Public

My Commission Expires: 2-8-11

STATE OF ALABAMA
COUNTY OF St. Clair

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ^{Samuel J.} ~~Jerome~~ Shorter, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of Aug., 2008.

Molly Reno
Notary Public

My Commission Expires: 2-8-11

STATE OF ALABAMA
COUNTY OF St. Clair

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Dorothy Miller, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of Aug, 2008.

Molly Reno
Notary Public

My Commission Expires: 2-8-11



20080820000334110 3/3 \$27.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"
LEGAL DESCRIPTION

The following described property situated partly in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and partly in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 28, Township 18 South, Range 2 East and being more particularly described as follows:

Commence at the NW corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 28, Township 18 South, Range 2 East as the point of beginning; thence, run North 89 deg. 29 min. 40 sec. East along the North line of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 1313.37 feet; thence, run North 89 deg. 11 min. 46 sec. East along the North line of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 1098.52 feet; thence, run South 01 deg. 03 min. 28 sec. West 210.00 feet; thence, run North 89 deg. 11 min. 46 sec. East 210.00 feet; thence, run South 01 deg. 03 min. 28 sec. West 1100.29 feet; thence, run North 89 deg. 42 min. 37 sec. West 1177.72 feet to the Northerly ROW of Norfolk-Southern RR; thence, run North 66 deg. 20 min. 24 sec. West along said ROW 997.60 feet; thence, run South 24 min. 30 min. 11 sec. West along said ROW 24.65 feet; thence, run North 66 deg. 21 min. 08 sec. West along said ROW 381.93 feet; thence, run North 23 deg. 38 min. 52 sec. East along said ROW 102.33 feet to a curve to the right having a radius of 2814.79 feet and a delta of 03-50-53; thence, turn left and run along said curve to the right which has a chord bearing of North 76 deg. 53 min. 44 sec. West 189.04 feet to the West line of said SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section; thence, run North 00 deg. 16 min. 46 sec. West along said West line 606.47 feet to the Point of Beginning. Less and except the ROW of County Roads No. 483, 479 and Keller Lane. Containing 62.90 acres more or less.

SUBJECT TO a 60 foot easement for ingress, egress and utilities over the above described property, the South line of which is described as follows: Commence at the NW corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 28, Township 18 South, Range 2 East as the Point of Beginning; thence, run South 00 deg. 16 min. 46 sec. East along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ 60.00 feet; thence, run North 89 deg. 29 min. 40 sec. East 1778.44 feet to the Westerly ROW of Shelby County Road No. 483 and the end of said easement.

Shelby County, AL 08/20/2008
State of Alabama

Deed Tax: \$5.00