

(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:

Andrew Will Shorter

P. O. Box 153  
Leeds, AL 35094

20080820000334140 1/3 \$27.00  
Shelby Cnty Judge of Probate, AL  
08/20/2008 09:47:13AM 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, **Clinton Nay Shorter, Andrew Will Shorter, Samuel Jerome Shorter, and Dorothy Dean Miller** (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 16<sup>th</sup> day of Aug, 2008.

Clinton Shorter Sr.  
Clinton Shorter

Andrew Shorter  
Andrew Shorter

Clinton N. Shorter Jr.  
Clinton Shorter, Jr.

Samuel G. Shorter  
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 16<sup>th</sup> day of Aug, 2008.

Melley 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.

Melley 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.

Melley Reno  
Notary Public

My Commission Expires: 2-8-11

STATE OF ALABAMA  
COUNTY OF 208-H St. Clair  
(mk)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that <sup>Sumner J.</sup>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.

Melley 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 18th day of Aug, 2008.

Melley Reno  
Notary Public

My Commission Expires: 2-8-11

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The following described property situated partly in the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , partly in the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , partly in the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , and partly in the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 29, Township 18 South, Range 2 East and being more particularly described as follows:

Commence at the SE corner of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of said Section as the Point of Beginning; thence run South 88 deg. 24 min. 26 sec. West along the South line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  1317.31 feet to the Northerly ROW of Norfolk-Southern Railroad; thence, run North 62 deg. 49 min. 43 sec. West along said ROW 656.19 feet to the PC of a curve to the left having a radius of 1195.92 feet and a delta of 26 deg. 00 min. 23 sec.; thence, run along said curve which has a chord bearing of North 77 deg. 06 min. 20 sec. West, 542.82 feet to the end of said curve; thence, run North 66 deg. 21 min. 12 sec. West along said ROW 194.39 feet; thence, run North 05 deg. 09 min. 20 sec. West 607.24 feet; thence, run North 67 deg. 15 min. 01 sec. East 1911.54 feet; thence, run North 73 deg. 09 min. 40 sec. East 920.96 feet to the East line of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of said section; thence, run South 00 deg. 40 min. 12 sec. East along the East line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  758.85 feet to the SE corner of said  $\frac{1}{4}$  -  $\frac{1}{4}$ ; thence, run South 00 deg. 16 min. 46 sec. East along the East line of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of said Section 1314.01 feet to the Point of Beginning. Containing 90.00 acres, more or less.

**ALSO** a 60 foot easement for ingress, egress and utilities to 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.

**ALSO, SUBJECT TO** a 60 foot easement for ingress, egress and utilities over the above described property, the West lines of which is described as follows: Commence at the SE corner of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 29, Township 18 South, Range 2 East and run South 88 deg. 24 min. 26 sec. West along the South line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  60.00 feet to the Point of Beginning; thence run North (60 feet West of the East line of Section 29, Township 18 South, Range 2 East), 2051.42 feet; thence, run South 73 deg. 15 min. 09 sec. West 837.67 feet; thence, run South 67 deg. 15 min. 01 sec. West 684.15 feet to the end of said easement.

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

Deed Tax: \$5.00