

This instrument was prepared by:

William E. Swatek  
230 Bearden Road  
Pelham, Alabama 35124

#200,000 JG  
20080922000374040 1/2 \$214.00  
Shelby Cnty Judge of Probate, AL  
09/22/2008 12:04:14PM FILED/CERT

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Warranty Deed

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\*\*Title not examined\*\*  
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STATE OF ALABAMA )  
COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Ten dollars (\$10.00) and other good and valuable consideration (pursuant to the Final Judgment of Divorce rendered in Shelby County Circuit Court, Case No. DR-2008-900149) to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged I, Celeste Nunnally Gray (a single woman), (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto David Gray, (herein referred to as grantee, whether one or more), the following described real estate situated in Shelby County, Alabama to wit:

Begin at the SW corner of the East ½ of the East ½ of the SW 1/4 of Section 30, Township 19 South, Range 2 West, and run North along the West Boundary thereof 175.00 feet; thence turn 92 degrees 11 minutes right and run easterly 170.00 feet; thence turn 87 degrees 49 minutes right and run Southerly 175.00; to a point of the south boundary of said East ½ of East ½ of SW 1/4; thence 92 degrees 11 minutes right and run 170.00 feet to the point of beginning.

Less and except:

A parcel of land situated in the SE 1/4 of the SW 1/4 of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the Southwest Quarter of Section 30, Township 19 South, Range 2 West; thence run North 87 degrees 42 minutes 56 seconds West along the South line of said Section for a distance of 605.88 feet to the point of beginning; thence continue North 87 Degrees 42 minutes 56 seconds West for a distance of 60.00 feet, thence run North 00 degrees 05 minutes 52 seconds East for a distance of 40.00 feet; thence run South 87 degrees 42 minutes 56 seconds East a distance of 61.53 feet; thence run South 02 degrees 17 minutes 04 seconds West for a distance of 39.97 feet to the point of beginning.

Also; an easement for ingress and egress to a public road (Valleydale Road) said easement to be over an existing paved drive as presently located, said paved drive being located within a parcel of land described as follows:

Commence at the SW corner of the East ½ of East ½ of the SW 1/4 of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama; thence run Easterly along the South boundary of said 1/4 section 170.00 feet; thence turn 92 degrees 11 minutes left and run Northerly 95.00 feet to the point of beginning of the Easement herein described; thence 14 degrees 00 minutes right and 180.00 feet; thence 83 degrees 40 minutes left and 40.00 feet; thence 49 degrees 00 minutes right and 55.00 feet; thence 28 degrees 40 minutes 36 seconds right and 595.52 feet; thence 3 degrees 20 minutes 36 seconds left and 58.70 feet to the point of a curve to the left; said curve having a central angle of 47 degrees 02 minutes and radius of 227.50 feet, thence run along said curve 186.75 feet to the southeasterly right of way line of Valleydale Road; thence left and southwesterly along said road right of way line 20.37 feet; thence 100



degrees 52 minutes left to the tangent of a curve to the right, said curve having a central angle of 48 degrees 00 minutes and a radius of 207.50 feet; thence southerly along said curve 173.83 feet to the point of tangent to said curve; thence southerly along the tangent to said curve 68.16 feet; thence 3 degrees 20 minutes 36 seconds right and 590.88 feet; thence 28 degrees 40 minutes 36 seconds left and 78.00 feet; thence 33 degrees 37 minutes 58 seconds right and 85.04 feet; thence 100 degrees 46 minutes 58 seconds left and 25.00 feet; thence 87 degrees 49 minutes right and 80.00 feet to the point of beginning.

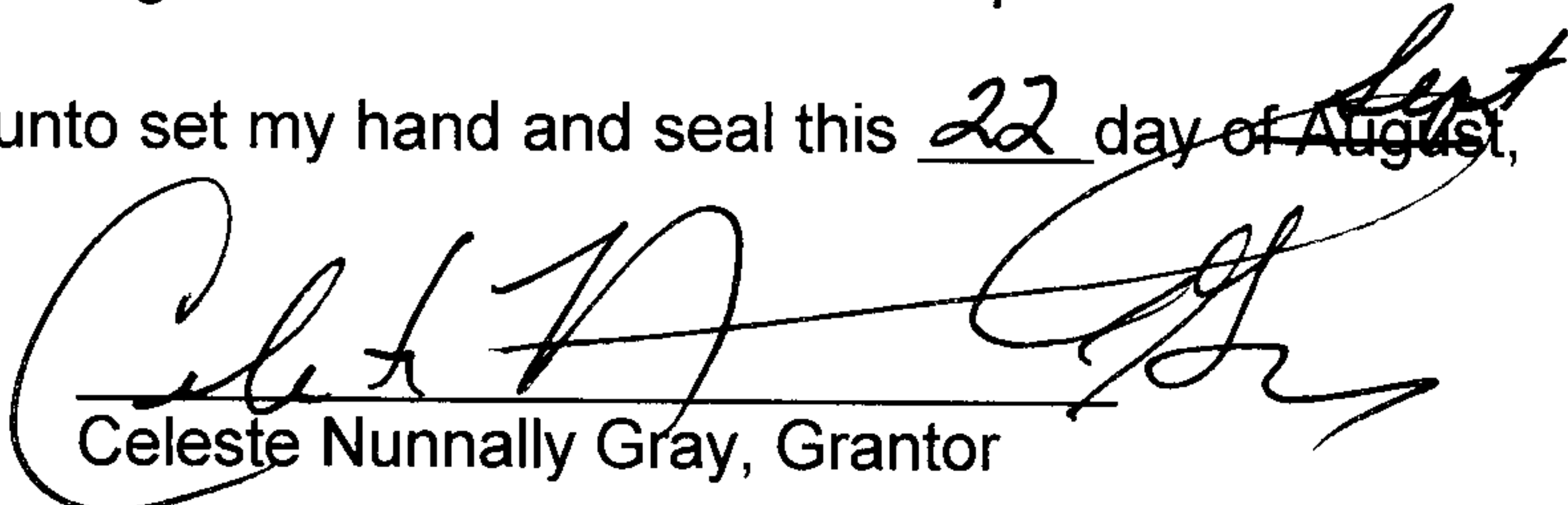
Said tract of land being subject to an easement described as follows: -

Commence at the Southeast corner of the Southwest quarter of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama; thence run North 87 degrees 42 minutes 56 seconds West along the South line of said section for a distance of 665.88 feet; thence run North 00 degrees 05 minutes 52 seconds East for a distance of 40.00 feet; thence run South 87 degrees 42 minutes 56 seconds East for a distance of 30.00 feet to the point of beginning of a 12 foot wide easement for ingress and egress lying 6 feet to each side of the following described line; thence run North 02 degrees 48 minutes 27 seconds east for a distance of 86.19 feet to the point of curvature of a tangent curve to the right having a central angle of 77 degrees 21 minutes 43 seconds, a radius of 25.00 feet, and chord bearing North 41 degrees 29 minutes 19 seconds East for a distance of 31.25 feet; thence run along the arc of said curve for a distance of 33.76 feet to the point of tangency; thence run North 88 degrees 10 minutes 11 seconds East for a distance of 116.50 feet to the ending point of said easement. All situated in Shelby County, AL.

**TO HAVE AND TO HOLD** to the said grantee, their heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I we are lawfully seized in fee simple of said premises: that they are free from all encumbrances unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and 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 have hereunto set my hand and seal this 22 day of Sept, 2008


  
Celeste Nunnally Gray, Grantor


STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

**GENERAL ACKNOWLEDGMENT**

I, Dianna D. Beavers, a Notary Public in and for said County, in said State, hereby certify that Celeste Nunnally Gray, 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 22 day of Sept, 2008.

  
20080922000374040 2/2 \$214.00  
Shelby Cnty Judge of Probate, AL  
09/22/2008 12:04:14PM FILED/CERT

  
Notary Public  
Commission Expires: \_\_\_\_\_

Shelby County, AL 09/22/2008  
State of Alabama

Deed Tax: \$200.00

**MY COMMISSION EXPIRES AUGUST 1, 2010**