


STATE OF ALABAMA

SHELBY COUNTY

  
20090316000095810 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
03/16/2009 02:38:10PM FILED/CERT

**WARRANTY DEED**

THIS INDENTURE made this 16 day of March, 2009, between

**GAYLON PIERCE, a married man**

herein referred to as "Grantor", and

**TIMOTHY D. GARNER**

hereinafter referred to as "Grantee",

**W I T N E S S E T H**

Grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid by the grantee the receipt whereof is hereby acknowledged, and the execution of a purchase money note and mortgage of even date in the principal amount of \$130,000.00, the payment for which a vendor lien is expressly reserved, hereby grants, bargains, sells and conveys unto Grantee the following described real estate, to-wit:

Commencing at the NE corner of Section 23, Township 20 South, Range 3 West; thence West along the North boundary of said Section for a distance of 300.89 feet, more or less, to a point on the West right of way line of Old Montgomery Highway to the point of beginning of the land herein described; thence continue West along the North boundary of Section 23, Township 20 South, Range 3 West, for a distance of 512.2 feet, more or less (Deed 491.7 feet) to the East right of way line of the L & N Railroad; thence turn an angle of 142° 29' to the left and run Southeasterly along the East right of way line of the L & N Railroad for a distance of 194.2 feet, more or less (Deed 171.7 feet) to a point; thence turn an angle of 37° 31' to the left and run 366.0 feet, more or less, to the West right of way of the Old Montgomery Highway; thence turn an angle of 95° 44' to the left and run a distance of 105.0 feet to the point of beginning; said land being situated in the NE1/4 of the NE1/4, Section 23, Township 20 South, Range 3 West, Shelby County, Alabama.

The above described property does not constitute the homestead or residence of the grantor, or his spouse.

TO HAVE AND TO HOLD unto Grantee, and unto his heirs and assigns, forever.

Grantor, subject to any aforesaid exceptions and reservations, for himself and for his heirs, executors and administrators, covenants, with Grantee, his heirs and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances; that he has a good right to sell and convey the same as aforesaid; and he will, and his heirs, executors and administrators shall, warrant and defend the same to Grantee, his heirs and assigns forever, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed these presents on the day and date first  
above written.

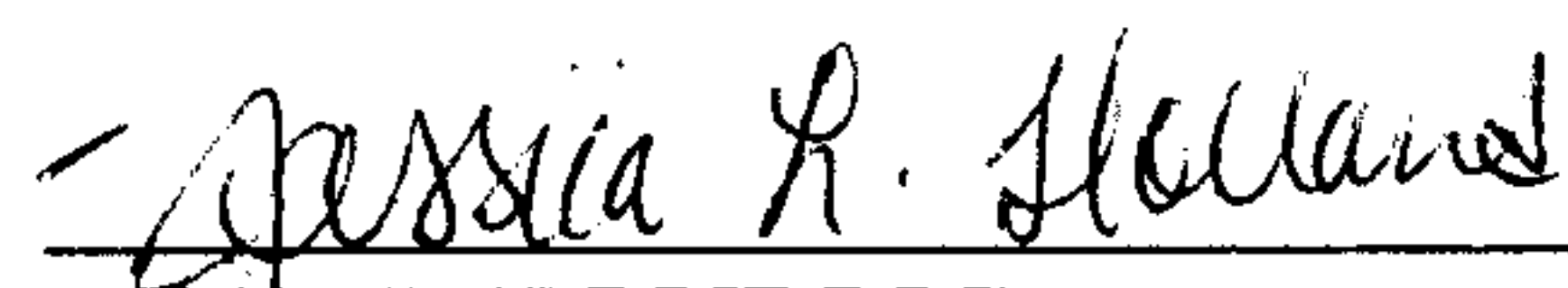
  
GAYLON PIERCE

STATE OF ALABAMA

ETOWAH COUNTY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that  
Gaylon Pierce, a married man, 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 of office this the 16 day of March, 2009.

  
NOTARY PUBLIC  
4-19-2010  
GRANTEE ADDRESS:

This instrument was prepared by:  
COPELAND LAW FIRM, LLP  
816 Chestnut Street  
Gadsden, AL 35901-4033

WTC/bh