


Shelby County, AL 05/05/2009
State of Alabama
Deed Tax : \$8.00


20090505000167120 1/2 \$22.00
Shelby Cnty Judge of Probate, AL
05/05/2009 04:06:55 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA,
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Eight Thousand and 00/100 (\$8,000.00) DOLLARS and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **James D. Mason** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Charles Burrell** (herein referred to as grantee, whether one or more) the following described Real Estate, situated in Jefferson County, Alabama, to-wit:

See legal description attached as Exhibit "A"

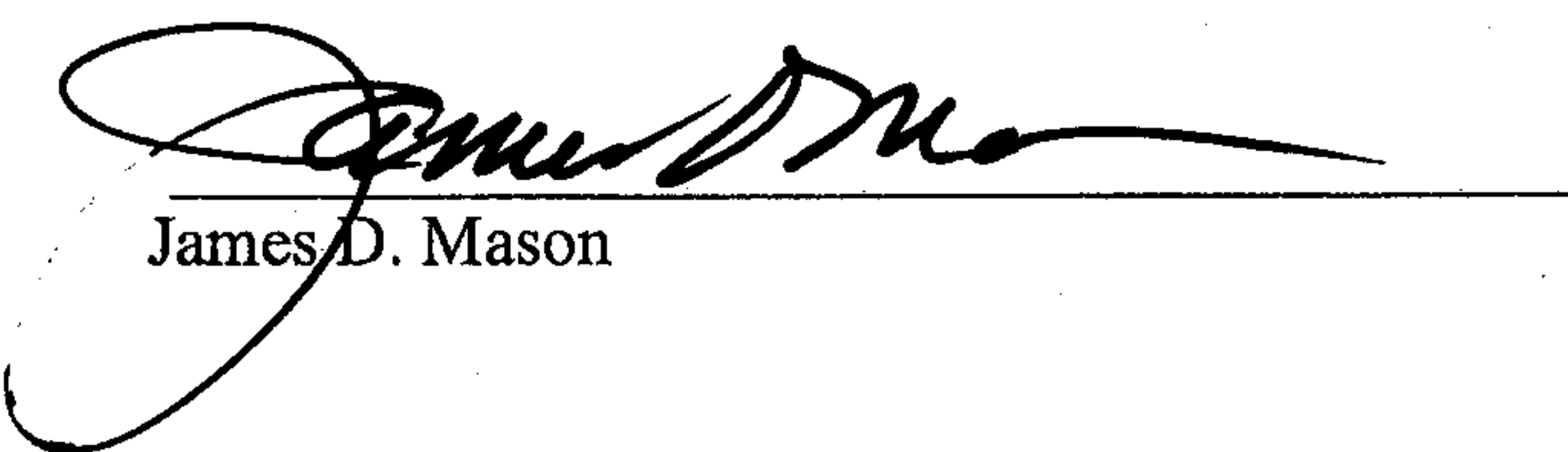
SUBJECT TO:

1. Advalorem property taxes for the current year
2. Easements, restrictions, covenants and reservations of record

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his signature and seal this 4th day of May, 2009.

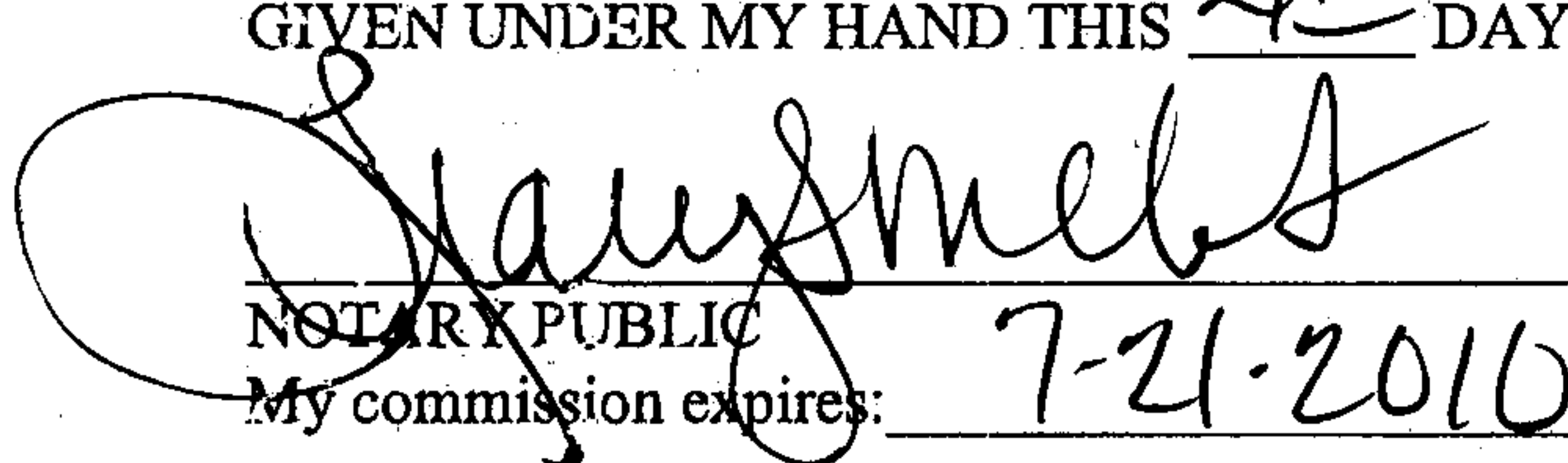

James D. Mason

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James D. Mason, a single individual, 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 THIS 4th DAY OF May, 2009.


NOTARY PUBLIC

My commission expires: 7-21-2010

EXHIBIT "A"

Parcel 1

A parcel of land located in the SE 1/4 of the NE 1/4 of Section 27, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the NW corner of said 1/4-1/4 Section; thence South 2 deg. 36 min. 28 sec. East along the West line of said 1/4-1/4 section a distance of 709.95 feet to a point on the northerly right of way line of County Road #58 (variable Right of way), said point also lying on the Southerly boundary line of Lot 11, Village Parish, a Townhome Community, as recorded in Map Book 22 page 127 in the Probate Office of Shelby County, Alabama; thence South 84 deg. 52 min. 53 sec. East along said right of way line and southerly boundary line of said Village Parish a distance of 328.64 feet; thence North 64 deg. 09 min. 17 sec. East along said right of way line and said southerly boundary of said Village Parish a distance of 58.31 feet; thence South 84 deg. 52 min. 53 sec. East along said right of way line a distance of 40.41 feet to the point of beginning; thence continue along last described course a distance of 508.49 feet; thence North 50 deg. 27 min. 47 sec. East a distance of 102.01 feet to a point on the Westerly right of way line of County Road #95 (variable right of way); thence North 6 deg. 04 min. 06 sec. East along said right of way line a distance of 107.20 feet to a point; said point lying on the centerline of a 30 foot wide easement; thence along said centerline North 88 deg. 00 min. 00 sec. West a distance of 250.06 feet; thence leaving said centerline North 6 deg. 29 min. 53 sec. East a distance of 19.67 feet to a point on the Easterly right of way line of Frances Lane, said point also lying on a curve to the right, having a radius of 50.0 feet, a central angle of 131 deg. 20 min. 08 sec. and subtended by a chord which bears South 72 deg. 09 min. 57 sec. West a distance of 91.12 feet; thence along the arc of said curve and said right of way line a distance of 114.61 feet to the end of aforesaid curve and the beginning of a curve to the left having a radius of 25.00 feet, a central angle of 48 deg. 11 min. 23 sec. and subtended by a chord which bears North 66 deg. 15 min. 41 sec. West a distance of 20.41 feet; thence along the arc of said curve and said right of way line a distance of 21.03 feet to end of said curve; thence South 89 deg. 38 min. 38 sec. West along said right of way line a distance of 208.81 feet to the beginning of a curve to the left, having a radius of 25.00 feet, a central angle of 84 deg. 34 min. 32 sec. and subtended by a chord which bears South 47 deg. 21 min. 22 sec. West a distance of 33.64 feet; thence along the arc of said curve a distance of 36.90 feet to end of said curve and a point lying on the Easterly right of way line of Sequoya Trail (50 foot right of way); thence South 5 deg. 04 min. 06 sec. West along said Right of way line a distance of 111.10 feet, to the point of beginning; being situated in Shelby County, Alabama.

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