

20090505000167140 1/2 \$64.00  
Shelby Cnty Judge of Probate, AL  
05/05/2009 04:06:57 PM FILED/CERT

Shelby County, AL 05/05/2009  
State of Alabama  
Deed Tax : \$50.00

### WARRANTY DEED

STATE OF ALABAMA,  
COUNTY OF SHELBY

#### KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Fifty Thousand and 00/100 (\$50,000.00) 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 **Brooke Bailey** (herein referred to as grantee, whether one or more) the following described Real Estate, situated in Shelby 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 the 4<sup>th</sup> day of MAY, 2009.


  
James D. Mason

STATE OF ALABAMA )

SHELBY 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 4<sup>th</sup> DAY OF May, 2009.

  
NOTARY PUBLIC

My commission expires: 7-21-2010

## Exhibit 'A'

A parcel of land situated in the SW¼ of the NW¼ of Section 17, Township 21 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Begin at the Southwest corner of said quarter-quarter section; thence in a northerly direction along and with the west line of said quarter-quarter section 1140.85 feet to the southerly right of way margin of Shelby County Highway 26; thence with a deflection of 85 degrees 33 minutes 36 seconds right along and with said southerly right of way line, 349.48 feet to a point; thence with a deflection of 89 degrees 40 minutes 21 seconds right, leaving said southerly right of way line, 970.60 feet to a point; thence with a deflection of 00 degrees 11 minutes 35 seconds left 226.73 feet to the south line of said quarter-quarter section; thence with a deflection of 98 degrees 10 minutes 36 seconds right, 449.41 feet to the southwest corner of said quarter-quarter section and the point of beginning, being situated in Shelby County, Alabama, forming a closing interior angle of 93 degrees 12 minutes 58 seconds.

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