


(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

  
20090805000299800 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
08/05/2009 09:44:39 AM FILED/CERT

This instrument was prepared by:  
**Wallace, Ellis, Fowler & Head**  
P O Box 587  
Columbiana, AL 35051

Send Tax Notice to:  
**Clayton E. McRee, Jr.**  
233 Scott Road  
Montevallo, AL 35115

**WARRANTY DEED**

\$ 5,000.00

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **Ten and no/00 Dollars (\$10.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Clayton McRee and wife, Irene McRee (herein referred to as grantor, whether one or more)** does by these presents grant, bargain, sell and convey unto, **Clayton E. McRee, Jr., (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 2009 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

Clayton McRee and Clayton McRee, Sr. is one and the same person.

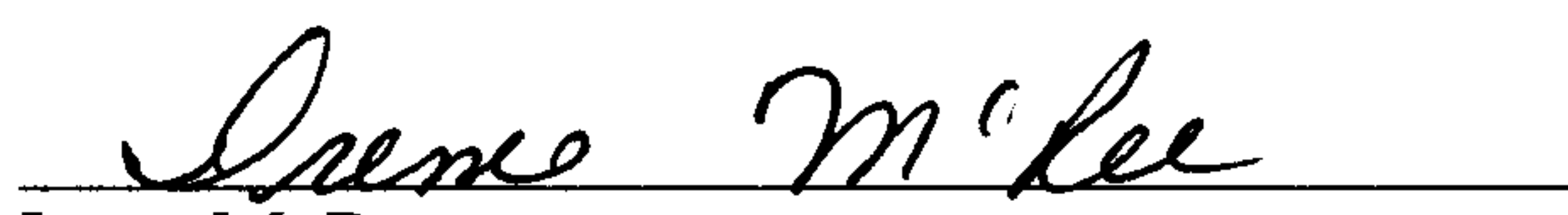
**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

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 30<sup>th</sup> day of July, 2009.

  
Clayton McRee

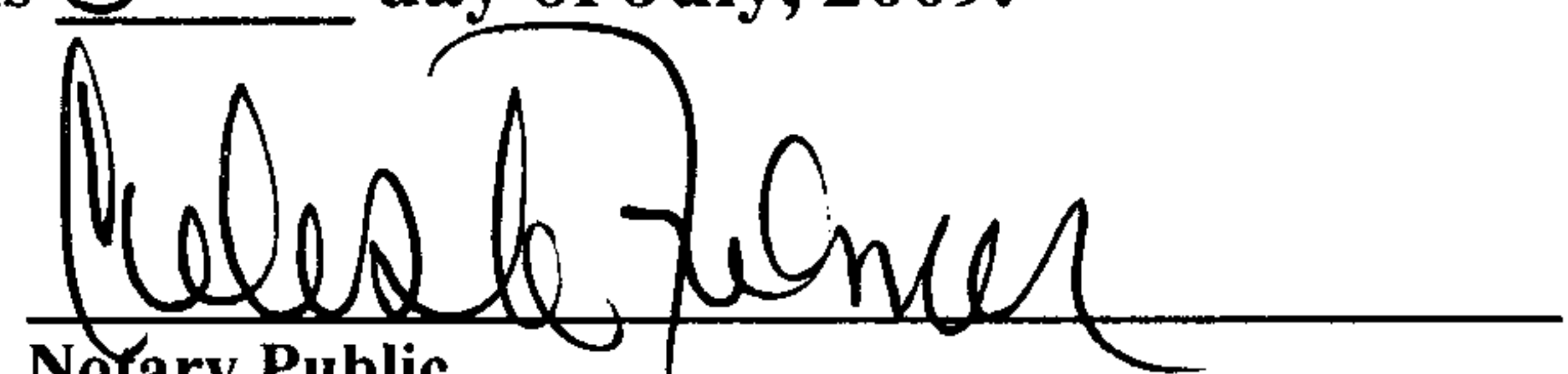
Shelby County, AL 08/05/2009  
State of Alabama  
Deed Tax : \$5.00

  
Irene McRee

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

**I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Clayton McRee and Irene McRee, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.**

**Given under my hand and official seal this 30<sup>th</sup> day of July, 2009.**

  
Notary Public

**My Commission Expires:**10/6/12



EXHIBIT "A"  
LEGAL DESCRIPTION

**PARCEL I:**

THE FOLLOWING DESCRIBED PARCEL OF LAND IS LOCATED IN THE SOUTHWEST ¼ OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 3 WEST IN SHELBY COUNTY, ALABAMA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTH ALONG THE EAST BOUNDARY OF SAID 1/4 SECTION 1425.21 FEET; THENCE S27°52'28"W, 94.75 FEET; THENCE S33°05'05"W 229.71 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 82.43 FEET AND A CENTRAL ANGLE OF 47°14'42"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 67.97 FEET; THENCE S80°19'48"W, 110.61 FEET; THENCE S78°12'36"W, 502.61 FEET TO THE POINT OF BEGINNING (P.O.B.); THENCE CONTINUE S78°12'36"W, 47.84 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 114.39 FEET AND A CENTRAL ANGLE OF 48°58'02"; THENCE NORTHWESTERLY ALONG SAID CURVE, 97.76 FEET; THENCE N52°47'34"W, 556.35 FEET; THENCE N46°44'46"W, 201.75 FEET; THENCE S14°53'59"W, 232.59 FEET; THENCE S81°12'05"W, 88.39 FEET; THENCE N4°01'51"W, 84.36 FEET; THENCE N28°37'15"E, 105.23 FEET; THENCE N10°41'11"W, 49.36 FEET; THENCE N9°00'33"E, 105.71 FEET; THENCE N49°34'11"W, 63.06 FEET; THENCE N10°46'45"W, 41.50 FEET; THENCE N50°17'18"W, 35.30 FEET; THENCE N50°09'39"E, 190.53 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 238.02 FEET AND A CENTRAL ANGLE OF 42°00'45"; THENCE NORTHEASTERLY ALONG SAID CURVE, 174.53 FEET; THENCE S87°49'31"E, 5.02 FEET; THENCE S34°43'31"E, 1043.98 FEET TO THE P.O.B. CONTAINING 6.651 ACRES MORE OR LESS.

LESS & EXCEPT ANY PORTION LYING WITHIN ROAD RIGHTS-OF-WAYS AND SUBJECT TO ANY EASEMENTS AND OTHER RIGHTS-OF -WAYS OF RECORD.

**PARCEL II:**

COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE IN A NORTHERLY DIRECTION ALONG THE EASTERLY LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 1425.21 FEET TO A POINT BEING IN THE APPROXIMATE CENTERLINE OF PAVEMENT OF OLD BUTTERMILK ROAD; THENCE N21°31'05"E AND ALONG SAID CENTERLINE OF OLD BUTTERMILK ROAD 129.25 FEET; THENCE N67°56'31"W, 168.72 FEET; THENCE N05°26'53"W, 514.09 FEET TO AN IRON PIN FOUND, SAID POINT BEING THE APPROXIMATE SOUTHERLY RIGHT-OF-WAY LINE OF A CHERT ROAD KNOWN AS SCOTT ROAD; THENCE N80°07'40"W, 89.99 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE S87°55'09"W, 53.63 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING; THENCE S88°08'25"W, 51.96 FEET; THENCE S81°12'54"W, 296.25 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 99.11 FEET, AND A CENTRAL ANGLE OF 23°24'17"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 40.49 FEET; THENCE S57°48'48"W, 336.27 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 526.40 FEET AND A CENTRAL ANGLE OF 9°16'56"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 85.28 FEET; THENCE S34°43'31"E, 347.31 FEET; THENCE N87°12'42"E, 297.00 FEET; THENCE N58°23'34"E, 211.88 FEET; THENCE N5°03'51"E, 170.00 FEET; THENCE N14°18'55"E, 175.00 FEET; THENCE N5°15'56"E, 101.00 FEET TO THE POINT OF BEGINNING. CONTAINING 6.437 ACRES MORE OR LESS.

LESS AND EXCEPT PROPERTY DESCRIBED IN DEED RECORDED IN INSTRUMENT #1996-35510 AND RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

ALSO LESS & EXCEPT ANY PORTION LYING WITHIN ROAD RIGHTS-OF-WAYS AND SUBJECT TO ANY EASEMENTS AND OTHER RIGHTS-OF-WAYS OF RECORD.



ALSO THE FOLLOWING INGRESS AND EGRESS JOINT DRIVEWAY EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE IN A NORTHERLY DIRECTION ALONG THE EASTERLY LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 1425.21 FEET TO A POINT BEING IN THE APPROXIMATE CENTERLINE OF PAVEMENT OF OLD BUTTERMILK ROAD; THENCE N21°31'05"E AND ALONG SAID CENTERLINE OF OLD BUTTERMILK ROAD 129.25 FEET; THENCE N67°56'31"W, 168.72 FEET; THENCE N05°26'53"W, 514.09 FEET TO AN IRON PIN FOUND, SAID POINT BEING THE APPROXIMATE SOUTHERLY RIGHT-OF-WAY LINE OF A CHERT ROAD KNOWN AS SCOTT ROAD; THENCE N80°07'40"W, 89.99 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE S87°55'09"W, 3.94 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE CONTINUE S87°55'09"W, 49.69 FEET TO THE POINT OF BEGINNING OF A 30 FOOT WIDE INGRESS AND EGRESS JOINT DRIVEWAY EASEMENT BEING 15 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; THENCE S05°15'56"W, 101.00 FEET; THENCE S14°18'55"W, 175.00 FEET; THENCE S05°03'51"W, 170.00 FEET TO THE END OF HEREIN DESCRIBED INGRESS AND EGRESS EASEMENT.