

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

Send Tax Notice to:
Richard Urrutia & Donna Urrutia
5025 Greystone Way
Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE HUNDRED THIRTY THOUSAND AND NO/00 DOLLARS (\$530,000.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **LELAS EUGENE SCHMITT, JR., an unmarried man, (herein referred to as grantor, whether one or more)** do grant, bargain, sell and convey unto, **RICHARD URRUTIA and DONNA URRUTIA, (herein referred to as grantee, whether one or more)**, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

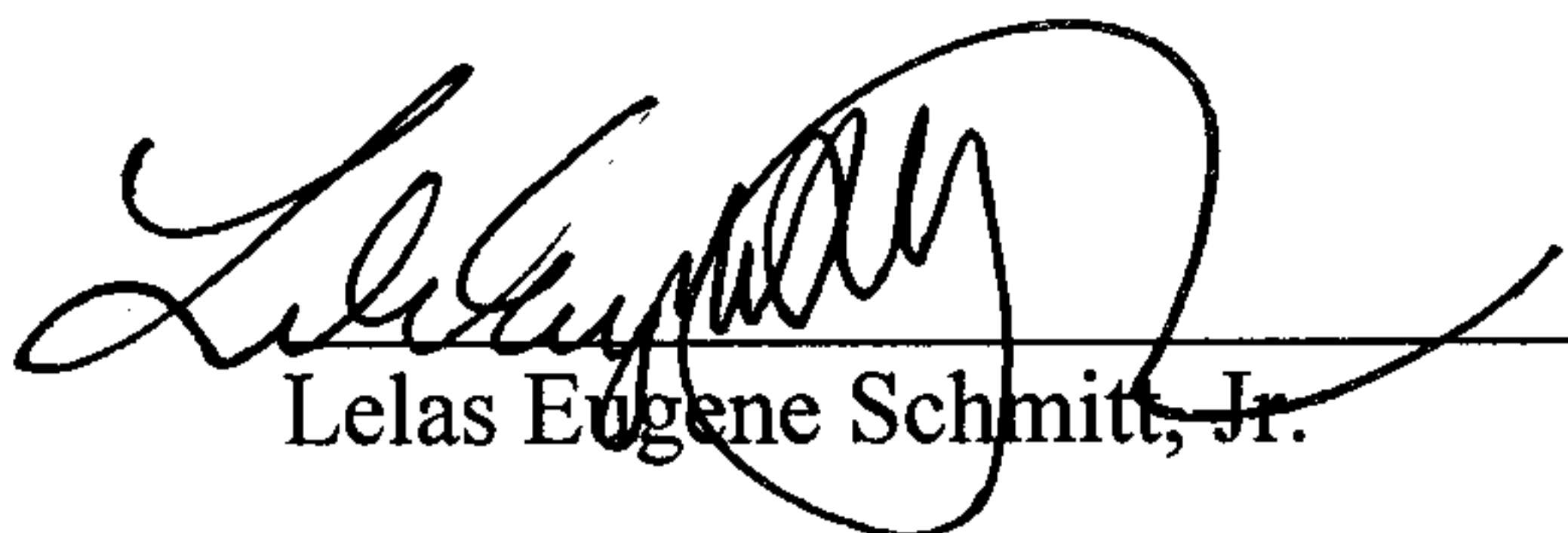
See attached Exhibit "A" for legal description

Subject to taxes for 2010 and subsequent years, easements, restrictions, rights of way and permits of record.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And GRANTOR does for GRANTOR and for GRANTORS heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above, that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to the said GRANTEES, their heirs, and assigns forever, against the lawful claims of all persons.

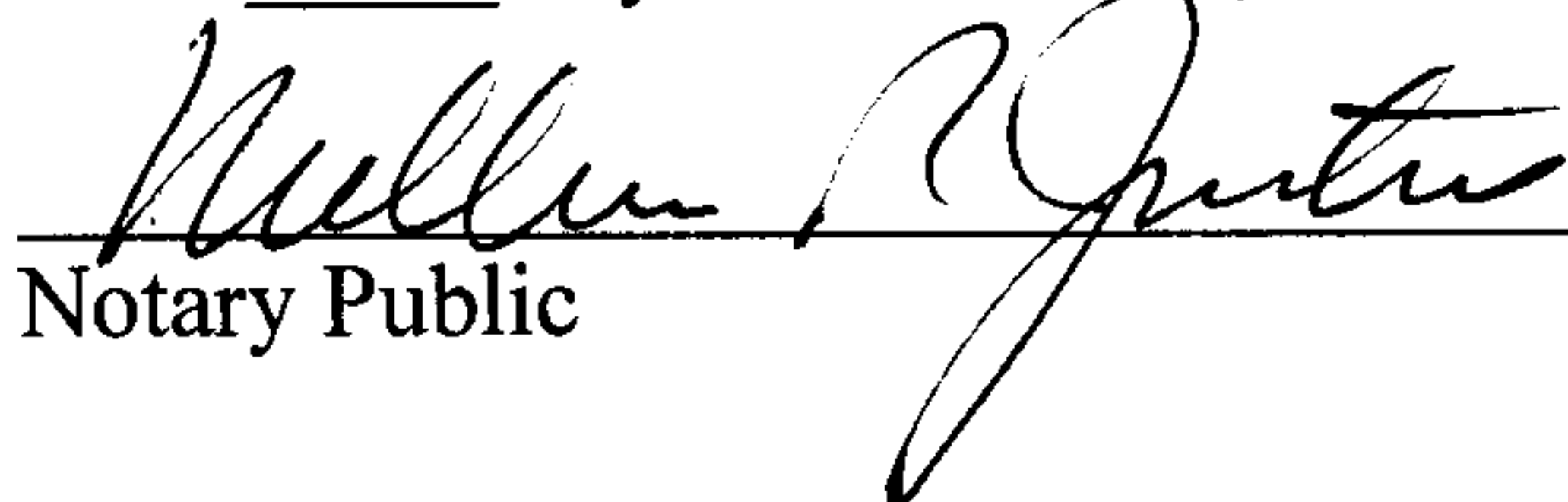
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20th day of November, 2009.


Lelas Eugene Schmitt, Jr.

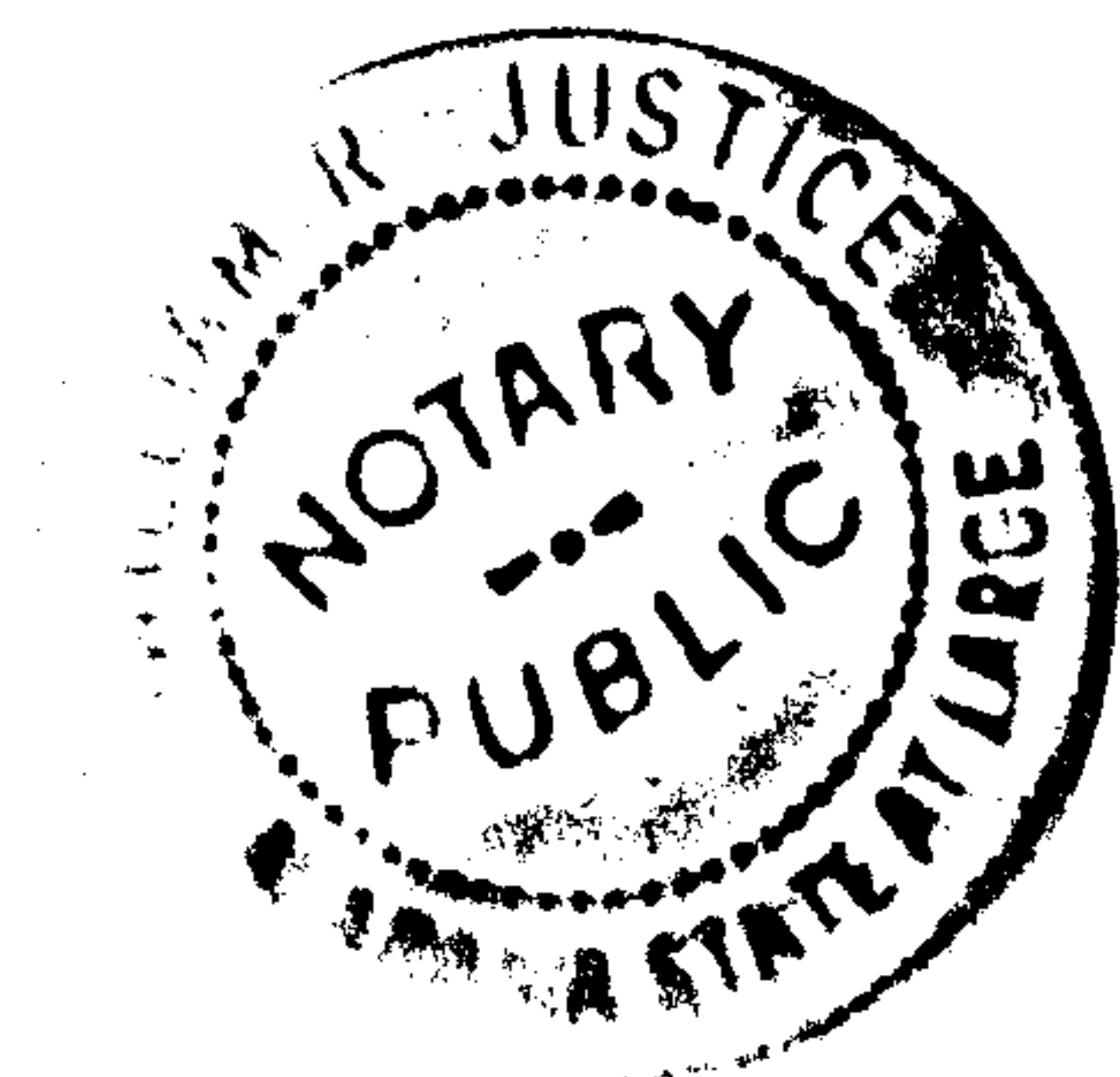
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Lelas Eugene Schmitt, Jr., 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 this 20th day of November, 2009.


Notary Public

My commission expires: 9/12/11





20091123000433760 2/3 \$547.00
Shelby Cnty Judge of Probate, AL
11/23/2009 09:21:13 AM FILED/CERT


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel No. 1: Commence at a 1" crimp top pipe in place accepted as the Southwest corner of the Southwest one-fourth of the Southeast one-fourth of Section 32, Township 17 South, Range 1 East, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 00° 08' 48" East along the West boundary of said quarter-quarter section for a distance of 1327.75 feet to a 1/2" rebar in place accepted as the Northwest corner of said quarter-quarter section; thence continue North 00° 08' 48" East along the West boundary of the Northwest one-fourth of the Southeast one-fourth for a distance of 1327.27 feet to a pine knot in rock pile accepted as the Northwest corner of said Northwest one-fourth of the Southeast one-fourth; thence proceed South 87° 25' 21" East along the North boundary of said quarter-quarter section for a distance of 1332.47 feet to a 1/2" rebar in place accepted as the Northeast corner of said Northwest one-fourth of the Southeast one-fourth; thence proceed South 00° 04' 50" East along the East boundary of said quarter-quarter section for a distance of 7.21 feet to a 1/2" rebar in place being located on the Southerly boundary of a 100 foot Alabama Power Company right-of-way; thence proceed South 55° 59' 31" East along the Southerly boundary of said Alabama Power Company right-of-way for a distance of 687.05 feet to a 1/2" rebar in place; thence proceed South 58° 36' 38" West for a distance of 666.63 feet (set railroad spike); thence proceed South 00° 02' 20" East along the East boundary of said Northwest one-fourth of the Southeast one-fourth for a distance of 557.69 feet to a 1/2" rebar in place accepted as the Northeast corner of aforementioned Southwest one-fourth of the Southeast one-fourth; thence proceed South 01° 35' 26" East along the East boundary of said Southwest one-fourth of the Southeast one-fourth for a distance of 958.73 feet (set 1/2" rebar); thence proceed South 55° 01' 36" West for a distance of 251.39 feet to a 1/2" rebar in place; thence proceed South 01° 37' 23" East for a distance of 210.0 feet to a 1/2" rebar in place being located on the South boundary of said quarter-quarter section; thence proceed North 88° 30' 59" West along the South boundary of said Southwest one-fourth of the Southeast one-fourth for a distance of 566.01 feet (set 1/2" rebar); thence proceed South 89° 54' 21" West along the South boundary of said quarter-quarter section for a distance of 599.51 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Southeast one-fourth, the Northwest one-fourth of the Southeast one-fourth and the Northeast one-fourth of the Southeast one-fourth of Section 32, Township 17 South, Range 1 East, Shelby County, Alabama.

AND ALSO GRANTED A 18 foot ingress and egress easement being 9 feet in equal width on each side of the following described line: Commence at a 1" crimp top pipe in place accepted as the Southwest corner of the Southwest one-fourth of the Southeast one-fourth of Section 32, Township 17 South, Range 1 East, Shelby County, Alabama; thence proceed North 00° 08' 48" East along the West boundary of said quarter-quarter section for a distance of 1327.75 feet to a 1/2" rebar in place accepted as the Northwest corner of said quarter-quarter section; thence continue North 00° 08' 48" East along the West boundary of the Northwest one-fourth of the Southeast one-fourth for a distance of 1327.27 feet to a pine knot in rock pile accepted as the Northwest corner of said Northwest one-fourth of the Southeast one-fourth; thence proceed South 87° 25' 21" East along the North boundary of said quarter-quarter section for a distance of 1332.47 feet to a 1/2" rebar in place accepted as the Northeast corner of said Northwest one-fourth of the Southeast one-fourth; thence proceed South 00° 04' 50" East along the East boundary of said quarter-quarter section for a distance of 7.21 feet to a 1/2" rebar in place being located on the Southerly boundary of a 100 foot Alabama Power Company right-of-way; thence proceed South 55° 59' 31" East along the Southerly boundary of said Alabama Power Company right-of-way for a distance of 687.05 feet to a 1/2" rebar in place; thence proceed South 58° 36' 38" West for a distance of 666.63 feet (set railroad spike); thence proceed South 00° 02' 20" East along the East boundary of said Northwest one-fourth of the Southeast one-fourth for a distance of 9.58 feet to the centerline of said easement, said point being the point of beginning. From this beginning point proceed North 57° 19' 38" East along the centerline of said easement for a distance of 223.59 feet; thence proceed North 54° 54' 12" East along the centerline of said easement for a distance of 132.07 feet; thence proceed North 52° 07' 04"

East along the centerline of said easement for a distance of 45.10 feet; thence proceed North 55° 15' 54" East along the centerline of said easement for a distance of 35.98 feet; thence proceed North 59° 37' 49" East along the centerline of said easement for a distance of 32.34 feet; thence proceed North 64° 07' 20" East along the centerline of said easement for a distance of 40.50 feet; thence proceed North 69° 04' 47" East along the centerline of said easement for a distance of 150.71 feet; thence proceed North 61° 05' 38" East along the centerline of said easement for a distance of 28.72 feet; thence proceed North 53° 19' 01" East along the centerline of said easement for a distance of 28.84 feet; thence proceed North 45° 17' 01" East along the centerline of said easement for a distance of 50.63 feet; thence proceed North 47° 01' 45" East along the centerline of said easement for a distance of 54.59 feet; thence proceed North 49° 34' 39" East along the centerline of said easement for a distance of 55.68 feet; thence proceed North 51° 47' 12" East along the centerline of said easement for a distance of 60.87 feet; thence proceed North 53° 44' 36" East along the centerline of said easement for a distance of 90.26 feet; thence proceed North 60° 15' 56" East along the centerline of said easement for a distance of 32.79 feet; thence proceed North 62° 03' 40" East along the centerline of said easement for a distance of 34.43 feet; thence proceed North 64° 18' 32" East along the centerline of said easement for a distance of 59.63 feet; thence proceed North 75° 16' 47" East along the centerline of said easement for a distance of 32.22 feet; thence proceed North 83° 32' 25" East along the centerline of said easement for a distance of 24.02 feet; thence proceed South 86° 05' 44" East along the centerline of said easement for a distance of 24.14 feet; thence proceed South 77° 54' 57" East along the centerline of said easement for a distance of 25.05 feet; thence proceed South 71° 35' 33" East along the centerline of said easement for a distance of 24.45 feet; thence proceed South 61° 13' 13" East along the centerline of said easement for a distance of 70.07 feet; thence proceed South 55° 21' 45" East along the centerline of said easement for a distance of 107.51 feet; thence proceed South 57° 24' 57" East along the centerline of said easement for a distance of 68.18 feet; thence proceed South 63° 34' 12" East along the centerline of said easement for a distance of 51.84 feet; thence proceed South 67° 51' 51" East along the centerline of said easement for a distance of 17.73 feet; thence proceed South 73° 52' 48" East along the centerline of said easement for a distance of 30.74 feet; thence proceed South 80° 45' 21" East along the centerline of said easement for a distance of 23.42 feet; thence proceed South 86° 29' 26" East along the centerline of said easement for a distance of 24.99 feet; thence proceed North 87° 56' 01" East along the centerline of said easement for a distance of 42.33 feet; thence proceed North 75° 39' 31" East along the centerline of said easement for a distance of 30.45 feet; thence proceed North 68° 44' 37" East along the centerline of said easement for a distance of 56.89 feet; thence proceed South 87° 13' 32" East along the centerline of said easement for a distance of 10.30 feet to its point of intersection with the Westerly right-of-way of Alabama Highway 25 and the termination of said easement.


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