



20100517000153110 1/3 \$20.00
 Shelby Cnty Judge of Probate, AL
 05/17/2010 10:49:21 AM FILED/CERT

This instrument was prepared by:

(Name) David F. Ovson, LLC
 (Address) 1130 22nd Street South
Ridge Park Building, Ste. 4800
Birmingham, AL 35205

Send Tax Notice To: Warren K. Bailey
 name
P. O. Box 43962
 address Birmingham, AL 35243

WARRANTY DEED-

STATE OF ALABAMA
 JEFFERSON

COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

RECORDING TO COMBINE PARCELS

That in consideration of Ten and No/100 Dollars (\$10.00) *****

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Warren K. Bailey, an unmarried man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Warren K. Bailey

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit "A" Attached Hereto and Incorporated Herein by Reference.

TO HAVE AND 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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal (s), this 14th day of May, 2010

_____(Seal)

Warren K. Bailey (Seal)

_____(Seal)

_____(Seal)

_____(Seal)

_____(Seal)

STATE OF ALABAMA
Jefferson COUNTY }

General Acknowledgment

I, the undersigned
Warren K. Bailey, an unmarried man, a Notary Public in and for the said County, in said State, hereby certify that

whose name(s) 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 hands and official seal this 14th day of May A.D., 2010

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
 MY COMMISSION EXPIRES: Aug 27, 2012
 BONDED THRU NOTARY PUBLIC UNDERWRITERS

David F. Ovson
 Notary Public

Parcel I

A tract of land situated in the Northwest 1/4 of the Northwest 1/4 of Section 9, Township 18 South, Range 1 East, Shelby County, Alabama and being more particularly described as follows:

Begin at the Northwest corner of said 1/4 - 1/4 section and thence run South 00°31'48" East along the West line of said 1/4 - 1/4 section for 828.08 feet; thence run South 88°32'29" East for 60.04 feet; thence run North 00°31'48" West for 828.21 feet to a point on the North line of said 1/4 - 1/4 section; thence run North 88°40'30" West along said North line of said 1/4 - 1/4 section for 60.03 feet to the Point of Beginning.

SUBJECT TO:

1. Ad valorem taxes for the year 2010 which are a lien, but not yet due and payable until October 1, 2010.
2. Easements, rights-of-ways, restrictions, conditions and covenants of record.
3. Reserved herein is a private non-exclusive easement for ingress and egress to Grantors' adjoining property (that is, the portions of parcel ID #04-2-09-0-000-006.000 and 04-2-09-0-000-006.002 that are not herein conveyed - collectively the "Adjoining Property") which shall inure to the benefit of these Grantors and their successors in interest to the Adjoining Property and give to such owners of the dominant estate in this easement an assured right of ingress and egress but not any assurance of a quality of ingress and egress. The location of this private non-exclusive easement is shown on the attached Exhibit #1. Any current or future improvement on the subject private non-exclusive easement shall be owned by and exclusively controlled by Grantee or his successors in interest to the property herein conveyed. The installation of any new improvements, placed on the subject private non-exclusive easement by those having a dominant estate thereto shall be done only after obtaining the prior written consent of Grantee or his successors in interest. Further, Grantors and their successors-in-interest, acknowledge that Grantee may, at Grantee's election, remove any presently existing improvements in the aforesaid easement area.

PARCEL II

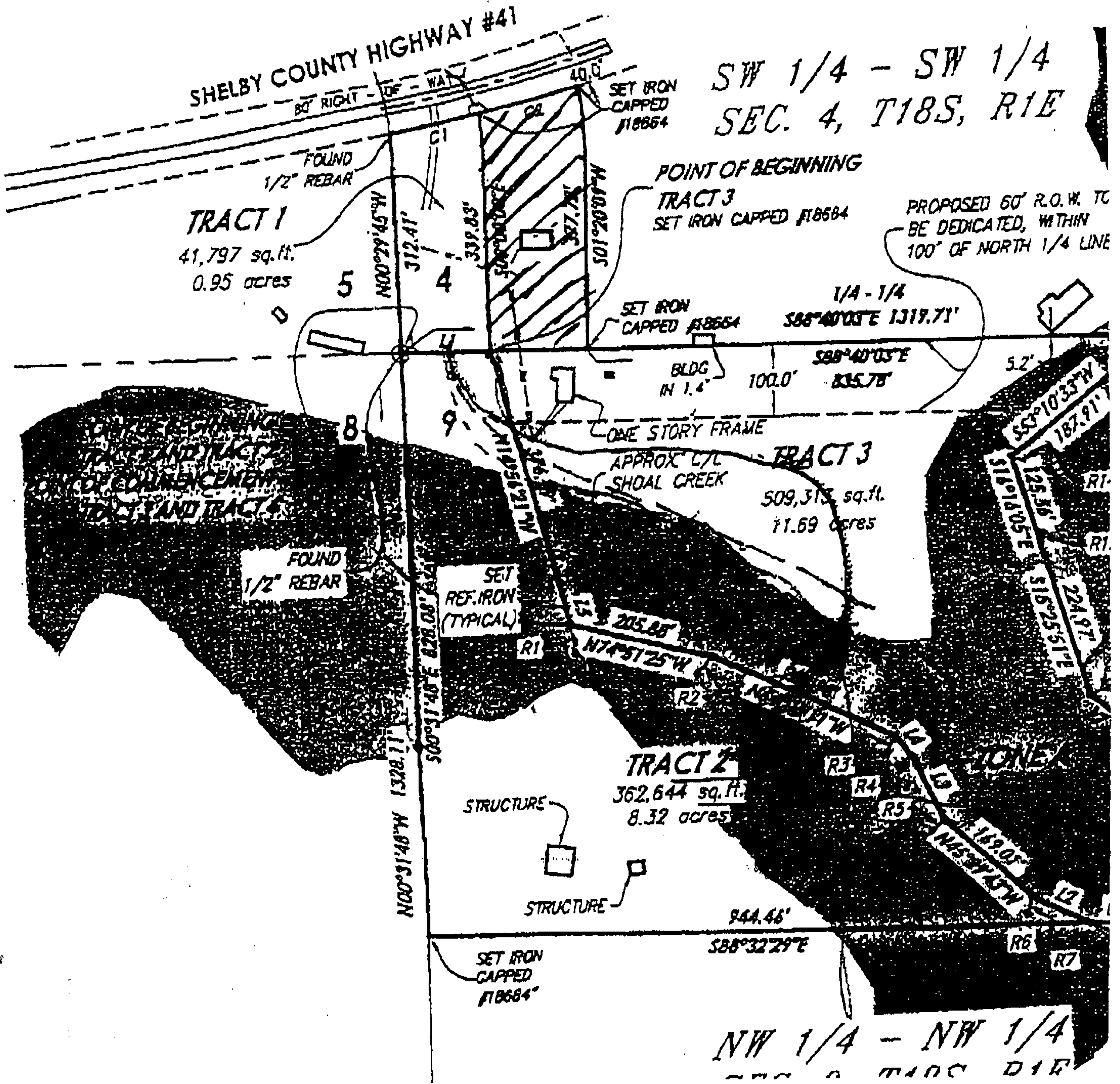
A part of the Southwest 1/4 of the Southwest 1/4 of Section 4, Township 18 South, Range 1 East, more particularly described as follows:

Begin at the Southwest corner of the Southwest 1/4 of the Southwest 1/4 Section 4, Township 18 South, Range 1 East; proceed North along the West line of said 1/4 - 1/4 Section a distance of 354.78 feet to the centerline of Shelby County Highway 41 (Dunavant Road); turn an angle to the right of 77 degrees 53 minutes 25 seconds to the chord of a curve to the left having a radius of 3,604.24 feet, a central angle of 4 degrees 34 minutes 55 seconds and a chord length of 288.16 feet; proceed along said curve a distance of 288.24 feet; turn an angle to the right of 103 degrees 56 minutes 32 seconds from said chord a distance of 423.20 feet; turn an angle to the right of 89 degrees 49 minutes 19 seconds a distance of 268.12 feet to the point of beginning.

Situated in Shelby County, Alabama.

WJG
5/14/10

EXHIBIT #1



The private non-exclusive easement is 60 feet in width and adjoins and is immediately east (right as shown hereinabove) of the 828.08 feet length of the section line between sections 8 and 9 shown hereinabove.

W.R.B.
5/14/10