

A purchase money mortgage
in the amount of \$585,000.00
is recorded herewith.

THIS INSTRUMENT WAS PREPARED BY:

Burt W. Newsome
NEWSOME LAW, L.L.C.
P.O. Box 382753
Birmingham, Alabama 35238

STATE OF ALABAMA)	
)	
SHELBY COUNTY)	SPECIAL WARRANTY DEED

That in consideration of SIX HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$650,000.00) to the undersigned paid by Grantees herein, the receipt of which is hereby acknowledged, the undersigned MERCHANTS & FARMERS BANK, a bank organized under the laws of the State of Mississippi (hereinafter called the Grantor), has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto TIMOTHY E. WILSON AND MARTHA J. WILSON, (hereinafter referred to as Grantees), a married couple, with joint right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

PARCEL I:
A part of the SW ¼ of Section 25, Township 21 South, Range 1 West, being more particularly described as follows:

Beginning at the NE corner of Lot 16, Magnolia Parc as recorded in Map Book 21, Page 155, Shelby County, Alabama; thence run North 9 degrees 50 minutes 49 seconds East a distance of 220.00 feet; thence turn an angle of 81 degrees 31 minutes 56 seconds right and run a distance of 942.86 feet; thence turn an angle of 41 degrees 32 minutes 19 seconds left and run a distance of 90.48 feet; thence turn an angle of 60 degrees 36 minutes 35 seconds left and run a distance of 483.65 feet; thence turn an angle of 100 degrees 17 minutes 42 seconds right and run a distance of 543.08 feet; thence turn an angle of 90 degrees 02 minutes 25 seconds right and run a distance of 876.26 feet; thence turn an angle of 87 degrees 13 minutes 55 seconds right and run a distance of 143.03; thence turn an angle of 100 degrees 52 minutes 07 seconds left and run a distance of 114.96 feet; thence turn an angle of 99 degrees 54 minutes 49 seconds to the right and run a distance of 1,335.27 feet; thence turn an angle of 103 degrees 35 minutes 19 seconds right and run a distance of 224.99 feet to the point of beginning. According to the survey of Rodney Shiflett dated July 9, 2007.

LESS AND EXCEPT:

Commence at the NE corner of Lot 4A of a resurvey of Lots 1 through 10 of the First Addition of Triple Springs Second Sector as recorded in Map Book 7, Page 39, in the Office of the Judge of Probate in Shelby County, Alabama, said point also being the point of beginning; thence North 78 degrees 35 minutes 44 seconds West along the North line of said Lot 4A a distance of 180.78 feet to the NW corner of said Lot 4A; thence North 0 degrees 34 minutes 13 seconds East a distance of 26.00 feet; thence North 38 degrees 58 minutes 4 seconds East a distance of 110.36 feet; thence South 89 degrees 42 minutes 36 seconds East a distance of 108.29 feet; thence South 0 degrees 17 minutes 27 seconds West a distance of 147.0 feet to the Point of Beginning. Together with an easement for ingress, egress and utilities more particularly described as follows: Commence at the NE corner of Lot 4A of a Resurvey of Lots 1 through 10 of First Addition to Triple Springs Second Sector, as recorded in Map Book 7, Page 39, in the Office of the Judge of Probate of Shelby

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County, Alabama, said point also being the point of beginning of an ingress, egress and utility easement; thence South 78 degrees 35 minutes 44 seconds East a distance of 30.57 feet; thence North 78 degrees 35 minutes 44 seconds West 50.96 feet; thence North 0 degrees 17 minutes 27 seconds East a distance of 30.57 feet; thence South 78 degrees 35 minutes 44 seconds East a distance of 50.96 feet to the point of beginning. The property detailed in the Less and Except is otherwise known as "the Caretakers house."

PARCEL II:

Commence at the SW corner of Section 25, Township 21 South, Range 1 West and run northerly along the west boundary line of said Section 25 a distance of 432.86 feet to a point; thence turn an angle of 90 degrees 12 minutes 13 seconds to the right and run a distance of 205.26 feet to a rebar found in place at the corner of a wire fence which is the point of beginning of the parcel of land herein described; thence continue along the same line of direction a distance of 971.23 feet to a rail found in place; thence turn an angle of 0 degrees 09 minutes 11 seconds to the right and run a distance of 586.01 feet to a 1" square iron rod found in place; thence turn an angle of 0 degrees 30 minutes 27 seconds to the right and run distance of 748.88 feet to a rail found in place; thence turn an angle of 79 degrees 51 minutes 17 seconds to the right and run a distance of 420.44 feet to a 1 1/4" open end pipe found in place; thence turn an angle of 97 degrees 55 minutes 04 seconds to the right and run a distance of 663.67 feet to a 1" open end pipe found in place; thence turn an angle of 88 degrees 18 minutes 13 seconds to the left and run a distance of 148.10 feet to an axle found in place; thence turn an angle of 88 degrees 27 minutes 31 seconds to the right and run a distance of 1581.51 feet to an axle found in place on the easternmost right of way line of County Highway No.: 47; thence turn an angle of 62 degrees 18 minutes 08 seconds to the right and run along said right of way line a distance of 15.35 feet to a point; thence continuing along said right away line and along a curve to the right (concave easterly and having a radius of 2834.79 feet and a central angle of 5 degrees 04 minutes 00 seconds) an arc distance of 250.68 feet to a concrete right of way monument found in place; thence continue along said right of way and along the tangent of said curve a distance of 93.70 feet to a rebar set on this survey; thence turn an angle of 91 degrees 41 minutes 00 seconds to the right and leaving said right of way run a distance of 170.80 feet to a rebar set on this survey; thence turn an angle of 96 degrees 01 minutes 18 seconds to the left and run a distance of 275.10 feet to the point of beginning. Said parcel of land is lying in the SW 1/4 of SW 1/4 and SE 1/4 of SW 1/4 of Section 25, Township 21 South, Range 1 West and the NW 1/4 of NW 1/4 and NE 1/4 of NW 1/4, Section 36, Township 21 South, Range 1 West, Shelby County, Alabama.

Less and Except property described in deed recorded in Real Book 312, Page 65 in Probate Office of Shelby County, Alabama.

PARCEL III

Commence at the Southwest corner of Section 25, Township 21 South, Range 1 West, and run Northerly along the West boundary line of said Section 25 a distance of 432.86 feet to a point; thence turn an angle of 90 degrees 12 minutes 13 seconds to the right and run Easterly a distance of 54.40 feet to the point of beginning on the Easternmost right of way line of County Highway No.: 47; thence continue along the same line of direction a distance of 150.86 feet to a point; thence turn an angle of 61 degrees 37 minutes 07 seconds to the right and run Southeasterly a distance of 275.10 feet to a point; thence an angle of 96 degrees 01 minutes 18 seconds to the right and run Southwesterly a distance of 170.8 feet to a point on the Easternmost right of way line of County Highway No.: 47; thence turn an angle of 88 degrees 19 minutes to the right and run Northwesterly along said right of way line a distance of 154.90 feet to a point; thence turn an angle of 3 degrees 57 minutes to the right and continue Northwesterly along said right of way line a distance of 176.29 feet to the point of beginning. Said parcel of land is lying in the SW 1/4 of the SW 1/4 of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama.



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Shelby Cnty Judge of Probate, AL
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This deed is subject to all matters of public record which would affect title vesting hereby in the Grantee under the present laws of the State of Alabama, including Sections 6-5-248 and 6-5-253, *Code of Alabama*.

No word, words, or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

This property is being sold on an AS IS, WHERE IS basis, and with all faults. This property is also being sold subject to any easements, encumbrances, and exceptions reflected in the records of the office of the Judge of Probate of the county in which the above described property is located. This property is being sold without warrant of recourse, expressed or implied as to title, use and/or enjoyment and is being sold subject to the right of redemption of all parties entitled thereto.

TO HAVE AND TO HOLD the above described property, together with all rights and privileges incident or appurtenant thereto, unto TIMOTHY E. WILSON AND MARTHA J. WILSON, with joint right of survivorship, their successors, heirs and assigns forever, it being the intention of the parties to this conveyance that on the event of Grantees' deaths, the entire interest in fee simple shall pass to the successors, heirs and assigns of the Grantees. This conveyance is made under the express authority of *Code of Alabama*, 1975, Section 35-4-7, as amended.

IN WITNESS WHEREOF, MERCHANTS & FARMERS BANK, a bank organized under the laws of the State of Mississippi, has caused this conveyance to be executed in its name by its undersigned officer, and its seal affixed this the 4th day of June, 2010.

MERCHANTS & FARMERS BANK

By: Mark W. McDowell
Its: Executive Vice President

STATE OF ALABAMA)
)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Mark W. McDowell as Executive V.P. of Merchants & Farmers Bank whose name is signed to the foregoing special warranty deed, and who is known to



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me, acknowledged before me on this day, that being informed of the contents of the conveyance,
(s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 4th day of June, 2010.

Casey Dooley
Notary Public

**My Commission Expires On
May 9, 2012**

My commission expires: _____


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