

95,000

This instrument was prepared without benefit of title evidence or survey by:

Grantee's address:  
404 West Canal Drive  
Gulf Shores, AL 36542

William R. Justice  
P.O. Box 587, Columbiana, Alabama 35051

**WARRANTY DEED**



20100707000215070 1/2 \$20.00  
Shelby Cnty Judge of Probate, AL  
07/07/2010 10:39:45 AM FILED/CERT

**STATE OF ALABAMA**

**SHELBY COUNTY** KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Janet H. Gunnels, as trustee of the Janet H. Gunnels Revocable Trust (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Janet Gunnels (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

Begin at the NE corner of the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 10, Township 19 South, Range 2 East, and run due South to a point where the old original Spring Creek Road intersects the East boundary line of the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 10, Township 19 South, Range 2 East to the Point of Beginning; thence in a Southwesterly direction along the said original Spring Creek Road a distance of 1874 feet, more or less, to the East boundary line of the Central of Georgia Railroad right-of-way; thence in a Southeasterly direction a distance of 978 feet, more or less, to a point where Spring Creek flows under Central of Georgia Railroad right-of-way at the New Town of Vincent Central of Georgia pumping station; thence in an Easterly direction along the North Bank of Spring Creek a distance of 1240 feet, more or less, to a point on the East boundary line of the SE $\frac{1}{4}$  of Section 10, Township 19 South, Range 2 East; thence due North on said East boundary line of the SE $\frac{1}{4}$  of Section 10, Township 19 South, Range 2 East, to the old original Spring Creek Road where said road intersects the said boundary line and being the Point of Beginning

LESS AND EXCEPT a parcel of land described as follows:  
Commence at the intersection of the East line of Section 10 and the North bank of Spring Creek and run Southwesterly along the North bank of Spring Creek 160 feet to the Point of Beginning; thence run in a Northerly direction parallel to the East line of Section 10 for a distance of 418 feet; then turn 90 degrees Westward and run 937 feet to a point; thence turn an angle of 90 degrees to the left and run South parallel to the East line of said Section 10 a distance of 788 feet to a point on the North bank of Spring Creek; thence run in a Northeasterly direction along the North bank of said Spring Creek a distance of 1,010 feet to the Point of Beginning.

Also, LESS AND EXCEPT the following:  
Commence at the NE corner of Section 10, Township 19 South, Range 2 East and go South along said East section line a distance of 1755.5 feet to a point; thence Westerly at an angle of 97 degrees 25 minutes to the last mentioned course a distance of 665.6 feet to a point; thence Southwesterly deflecting to the left 22 degrees 15



minutes from the last described course a distance of 273 feet to the Point of Beginning; thence continue on same course a distance of 392.80 feet to a point; thence run South 38 degrees 37 minutes East a distance of 339.33 feet to a point; thence run North 44 degrees 11 minutes East a distance of 325.80 feet; thence Northwesterly at 112 degrees 29 minutes with last described course 247 feet to the Point of Beginning.

SUBJECT TO easement and right-of-way for ingress and egress as shown by Deed Book 276, Page 564 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S 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 GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 7th day of July, 2010.

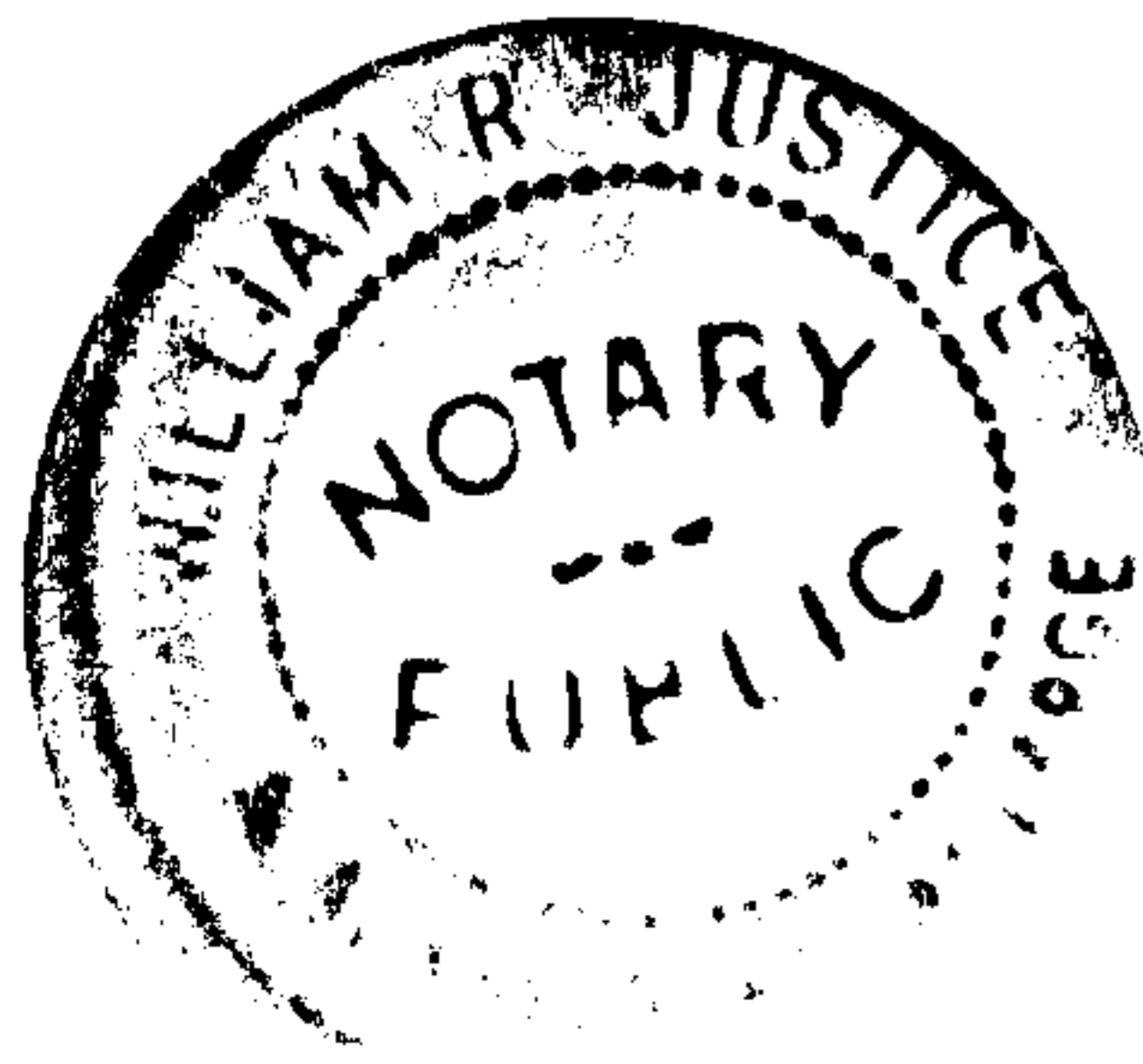
Janet H. Gunnels Revocable Trust

by Janet H. Gunnels  
Janet H. Gunnels, as trustee

STATE OF ALABAMA  
SHELBY COUNTY                      General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Janet H. Gunnels, whose name as trustee of the Janet H. Gunnels Revocable Trust 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, she executed the same voluntarily for said trust on the day the same bears date.

Given under my hand and official seal this 7th day of July, 2010.



William R. Justice  
Notary Public