

Prepared by: M. Dawson
8715 Highway 119
Alabaster, AL 35007

Value
\$50,000.00

Grantee's Address:
Walter David Cost
29 Eddings Lane
Alabaster, AL 35007

STATE OF ALABAMA

WARRANTY DEED

COUNTY OF SHELBY

This deed prepared without the benefit of survey or title examination.

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to me by Walter David Cost, the receipt and sufficiency whereof is acknowledged, I, the undersigned, Margaret C. Dawson, does grant, bargain, sell and convey unto the said Walter D. Cost, as grantee, the following described real property, situated in Shelby County, Alabama:

See Exhibit "A" for Legal Description of Property

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, taxes, if any, of record.

To have and to hold unto the said Walter David Cost, his heirs and assigns in fee simple, forever.

And I do, for myself and my heirs, executors and administrators, covenant with the said Walter David Cost, his heirs and assigns, that I am lawfully seized in fee simple of said real property, and that it is free from all encumbrances; that I have a good and lawful right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Walter David Cost, his and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 29 day of July, 2010.

20100729000241630 1/3 \$68.00
Shelby Cnty Judge of Probate, AL
07/29/2010 11:55:49 AM FILED/CERT

Margaret C. Dawson
Margaret C. Dawson

STATE OF ALABAMA

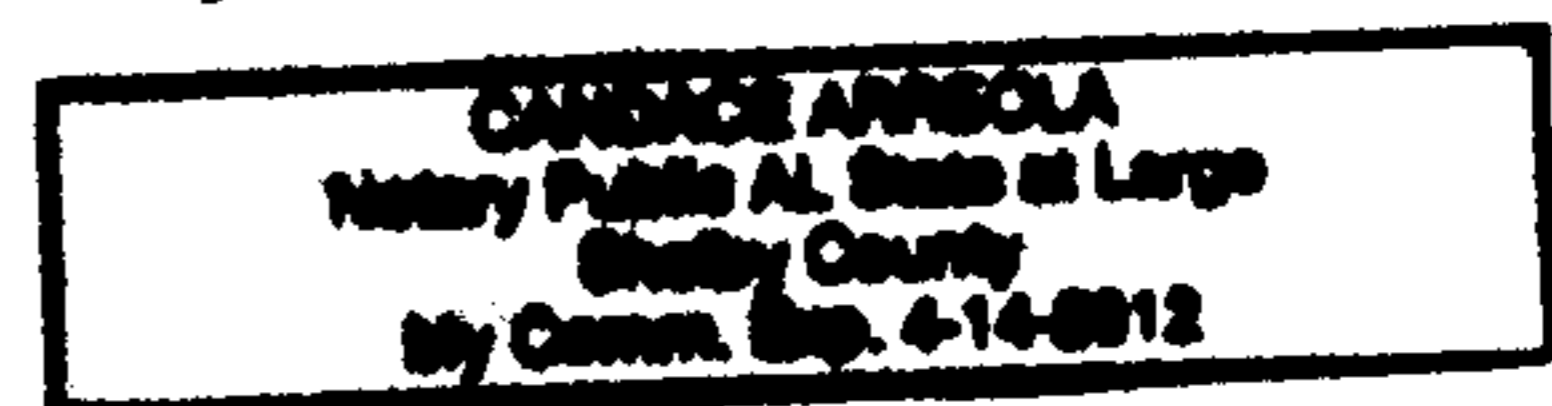
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that Margaret C. Dawson, 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 this conveyance, she executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal, this 29 day of July, 2010.

Shelby County, AL 07/29/2010
State of Alabama
Deed Tax : \$50.00

Candace Anede
Notary Public





20100729000241630 2/3 \$68.00
Shelby Cnty Judge of Probate, AL
07/29/2010 11:55:49 AM FILED/CERT



FIDELITY NATIONAL TITLE INSURANCE COMPANY
AS ISSUING AGENT 1-800-943-1196

Title No NO-10-0010

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Shelby, STATE OF Alabama, AND IS DESCRIBED AS FOLLOWS:

PARCEL I:

A PARCEL OF LAND LOCATED IN THE NW1/4 OF SW 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 3 WEST; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE NW 1/4 OF SW 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 3 WEST, RUN SOUTH ALONG THE EAST BOUNDARY LINE OF THE NW 1/4 OF SW 1/4 FOR 385.0 FEET; THENCE TURN AN ANGLE OF 92 DEG. 47 MIN. TO THE RIGHT AND RUN WESTERLY 167.88 FEET TO THE POINT OF BEGINNING; THENCE TURN AN ANGLE OF 92 DEG. 47 MIN. TO THE LEFT AND RUN SOUTHERLY 315.0 FEET; THENCE TURN AN ANGLE OF 92 DEG. 47 MIN. TO THE RIGHT AND RUN WESTERLY 315 FEET; THENCE TURN AN ANGLE OF 87 DEG. 13 MIN. TO THE RIGHT AND RUN 315.0; THENCE TURN AN ANGLE OF 92 DEG. 47 MIN. TO THE RIGHT AND RUN 315.0 FEET TO THE POINT OF BEGINNING.

ALSO, A 10 FOOT EASEMENT DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF THE ABOVE DESCRIBED LOT AND RUN WESTERLY DIRECTION TO THE EAST RIGHT OF WAY LINE OF MONTEVALLO SILURIA HIGHWAY; THENCE RUN NORTHERLY DIRECTION ALONG SAID HIGHWAY 10 FEET; THENCE IN AN EASTERLY DIRECTION PARALLEL WITH THE NORTH LINE OF NW 1/4 OF SW 1/4 OF SECTION 14, A DISTANCE OF 315 FEET; THENCE RUN SOUTH 10 FEET; THENCE RUN IN A WESTERLY DIRECTION TO THE POINT OF BEGINNING


PARCEL II

COMMENCE AT THE NORTHEAST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID 1/4-1/4, 554.50 FEET TO A POINT; THENCE 92 DEG. 47 MIN. RIGHT AND RUN WESTERLY 167.88 FEET TO A POINT; THENCE 92 DEG. 47 MIN. TO THE LEFT AND RUN SOUTHERLY 145.50 FEET TO THE POINT OF BEGINNING; THENCE 92 DEG. 47 MIN. TO THE RIGHT AND RUN WESTERLY 463.28 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF ALABAMA STATE HIGHWAY NUMBER 119; THENCE 92 DEG. 47 MIN. TO THE LEFT AND RUN SOUTHERLY ALONG THE SAID EAST RIGHT OF WAY LINE OF SAID HIGHWAY 119, 17.57 FEET TO A POINT; THENCE 86 DEG. 40 MIN. TO THE LEFT AND RUN EASTERLY 353.90 FEET TO A POINT; THENCE 1 DEG. 02 MIN. 15 SEC. TO THE LEFT AND RUN EASTERLY 109.38 FEET TO A POINT; THENCE 92 DEG. 47 MIN. TO THE LEFT AND RUN NORTHERLY 24.0 FEET TO THE POINT OF BEGINNING.

PARCEL III-A

COMMENCE AT THE NORTHEAST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID 1/4-1/4, 724.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE 125.0 FEET TO A POINT; THENCE 92 DEG. 47 MIN. TO THE RIGHT AND RUN WESTERLY 277.26 FEET TO A POINT; THENCE 87 DEG. 13 MIN. TO THE RIGHT AND RUN NORTHERLY 125.0 FEET TO A POINT, THENCE 92 DEG. 47 MIN. TO THE RIGHT AND RUN EASTERLY 277.26 FEET TO THE POINT OF BEGINNING.

ALSO THE RIGHT OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PARCEL OF LAND: COMMENCE AT THE NORTHEAST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, THENCE SOUTHERLY ALONG THE EAST LINE OF SAID 1/4-1/4 554.50 FEET TO A POINT; THENCE 92 DEG. 47 MIN. RIGHT AND RUN WESTERLY 167.88 FEET TO A POINT; THENCE 92 DEG. 47 MIN. TO THE LEFT AND RUN SOUTHERLY 145.50 FEET TO THE POINT OF BEGINNING; THENCE 92 DEG. 47 MIN. TO THE RIGHT AND RUN WESTERLY 463.28 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NUMBER 119; THENCE 92 DEG. 47 MIN. TO THE LEFT AND RUN SOUTHERLY ALONG THE SAID EAST RIGHT OF WAY LINE OF SAID HIGHWAY 119, 17.57 FEET TO A POINT; THENCE 86 DEG. 40 MIN. TO THE LEFT AND RUN EASTERLY 353.90 FEET TO A POINT; THENCE 1 DEG. 02 MIN. 15 SEC. TO THE LEFT AND RUN EASTERLY ALONG THE NORTH LINE OF SUBJECT PROPERTY 109.38 FEET TO A POINT; THENCE 92 DEG. 47 MIN.


20100729000241630 3/3 \$68.00
Shelby Cnty Judge of Probate, AL
07/29/2010 11:55:49 AM FILED/CERT

TO THE LEFT AND RUN NORTHERLY 24.0 FEET TO THE POINT OF BEGINNING AND THE END OF SAID PARCEL.

PARCEL III-B

COMMENCE AT THE NORTHEAST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID 1/4-1/4, 385.0 FEET TO THE POINT OF BEGINNING OF PARCEL III-B; THENCE CONTINUE ALONG LAST DESCRIBED COURSE 169.50 FEET TO A POINT; THENCE 92 DEG. 47 MIN. TO THE RIGHT AND RUN WESTERLY 167.88 FEET TO A POINT; THENCE 87 DEG. 13 MIN. TO THE RIGHT AND RUN NORTHERLY 169.50 FEET TO A POINT; THENCE 92 DEG. 47 MIN. TO THE RIGHT AND RUN EASTERLY 167.88 FEET TO THE POINT OF BEGINNING.

ALSO THE RIGHT OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PARCEL OF LAND: COMMENCE AT THE NORTHEAST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE SOUTHERLY THE EAST LINE OF SAID 1/4-1/4 554.50 FEET TO THE SOUTHEAST CORNER OF PARCEL III-B; THENCE 92 DEG. 47 MIN. RIGHT AND RUN WESTERLY 147.86 FEET TO THE POINT OF BEGINNING OF THE PARCEL BEING DESCRIBED; THENCE CONTINUE ALONG LAST DESCRIBED COURSE 20.02 FEET TO THE SOUTHWEST CORNER OF PARCEL III-B; THENCE 92 DEG. 47 MIN. TO THE LEFT AND RUN SOUTHERLY ALONG THE WEST LINE OF PARCEL III-C 145.50 FEET TO A POINT; THENCE 92 DEG. 47 MIN. TO THE RIGHT AND RUN WESTERLY 463.2 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 119; THENCE 92 DEG. 47 MIN. TO THE LEFT AND RUN SOUTHERLY ALONG THE SAID EAST RIGHT OF WAY LINE OF SAID HIGHWAY 119, 17.57 FEET TO A POINT; THENCE 86 DEG. 40 MIN. TO THE LEFT AND RUN EASTERLY 353.90 FEET TO A POINT; THENCE 1 DEG. 02 MIN. 15 SEC. TO THE LEFT AND RUN EASTERLY ALONG THE NORTH LINE OF A PARCEL HERETOFORE CONVEYED BY PAUL LEON COST AND WIFE, LOIS COST TO DAVID M. PIGG AS SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 324 PAGE 621 IN PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, 129.40 FEET TO A POINT; THENCE 92 DEG. 47 MIN. TO THE LEFT AND RUN NORTHERLY 169.50 FEET TO THE POINT OF BEGINNING.

PARCEL III-C

COMMENCE AT THE NORTHEAST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID 1/4-1/4, 554.50 FEET TO THE POINT OF BEGINNING OF PARCEL III-C THENCE CONTINUE ALONG LAST DESCRIBED COURSE 169.50 FEET TO A POINT; THENCE 92 DEG. 47 MIN. TO THE RIGHT AND RUN WESTERLY 167.88 FEET TO A POINT; THENCE 87 DEG. 13 MIN. TO THE RIGHT AND RUN NORTHERLY 169.50 FEET TO A POINT; THENCE 92 DEG. 47 MIN. TO THE RIGHT AND RUN EASTERLY 167.88 FEET TO THE POINT OF BEGINNING.

ALSO THE RIGHT OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PARCEL OF LAND: COMMENCE AT THE NORTHEAST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID 1/4-1/4 554.50 FEET TO THE SOUTHEAST CORNER OF PARCEL III-B; THENCE 92 DEG. 47 MIN. RIGHT AND RUN WESTERLY 147.86 FEET TO THE POINT OF BEGINNING OF THE PARCEL BEING DESCRIBED; THENCE CONTINUE ALONG LAST DESCRIBED COURSE 20.02 FEET TO THE SOUTHWEST CORNER OF PARCEL III-B; THENCE 92 DEG. 47 MIN. TO THE LEFT AND RUN SOUTHERLY ALONG THE WEST LINE OF PARCEL III-C, 145.50 FEET TO A POINT; THENCE 92 DEG. 47 MIN. TO THE RIGHT AND RUN WESTERLY 463.28 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 119; THENCE 92 DEG. 47 MIN. TO THE LEFT AND RUN SOUTHERLY ALONG THE SAID EAST RIGHT OF WAY LINE OF SAID HIGHWAY 119, 17.57 FEET TO A POINT; THENCE 86 DEG. 40 MIN. TO THE LEFT AND RUN EASTERLY 353.90 FEET TO A POINT THENCE 1 DEG. 02 MIN. 15 SEC. TO THE LEFT AND RUN EASTERLY ALONG THE NORTH LINE OF A PARCEL HERETOFORE CONVEYED BY PAUL LEON COST AND WIFE, LOIS COST TO DAVID M. PIGG AS SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 324 PAGE 621, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, 129.40 FEET TO A POINT; THENCE 92 DEG. 47 MIN. TO THE LEFT AND RUN NORTHERLY 169.50 FEET TO THE POINT OF BEGINNING AND THE END OF SAID PARCEL.

Parcel ID: R 29 08S 06W 0000 0010 0341

Commonly known as 149 Elder Drive, Alabaster, AL 35007
However, by showing this address no additional coverage is provided