

This instrument was prepared by:

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

Grantee's address:  
2464 Glasscott Point  
Birmingham, AL 35226

**WARRANTY DEED**

**STATE OF ALABAMA**

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

That in consideration of Three Hundred Forty Thousand and no/100 DOLLARS (\$340,000.00) and other good and valuable consideration to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Ruby Webster, a widow (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Timothy L. Webster (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

See legal description attached hereto as Exhibit A

Subject to easements, restrictions, rights-of-way, covenants, conditions, and encumbrances of record.

TO HAVE AND TO HOLD to the said GRANTEE, his heirs 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.

State of Alabama  
Deed Tax : \$340.00

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal,  
this 26<sup>th</sup> day of May, 2009.

Ruby Webster  
Ruby Webster

STATE OF ALABAMA  
SHELBY COUNTY                      General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ruby Webster, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26<sup>th</sup> day of May, 2009.

Catherine C Hall  
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Nov 22, 2011  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

EXHIBIT A  
LEGAL DESCRIPTION

Part of Lots 5, 6, 7, and part of Lot 8, according to the decree and map in case 2994 in the Circuit Court of Shelby County, Alabama in equity, style of case being Howard, et al vs. Harrison, et al, which said decree and map is recorded in the Office of the Judge Probate of Shelby County, Alabama, in Deed Book 138 pages 555 and 556, all being in Section 1, Township 21 South, Range 5 West, and being more particularly described as follows:

PARCEL I

Commence at a 3" open top pipe at the NW corner of said Lot 8 being also the NW corner of the NE 1/4 of NW 1/4 of Section 1, Township 21 South, Range 5 West, thence along the north line of said Lot 8 S 89° 20' 37" E for a distance of 330.02 feet to a capped iron (Landmark) and the NW corner of Final Map of Ruby Webster's One Lot Subdivision recorded in Map Book 36, page 59 in the Office of the Judge of Probate of Shelby County; thence along the North line of said One Lot Subdivision S 89° 18' 41" E for a distance of 383.98 feet to a capped iron (Paragon) and the NE corner of said One Lot Subdivision and the Point of Beginning; thence along the East line of said One Lot Subdivision S 03° 02' 48" E for a distance of 915.19 feet to the North right-of-way of South Shades Crest Road (50' right-of-way) and a capped iron (SMW LS 19753); thence along said right-of-way with a curve to the left being subtended by an arc length of 469.63 feet and having a radius of 1045.00 feet, a chord bearing of N 77° 47' 51" E for a distance of 465.69 feet and a central angle of 25° 44' 56" to a capped iron (SMW LS 19753); thence continue along said right-of-way N 64° 55' 22" E for a distance of 145.67 feet to a capped iron (SMW LS 19753) on the intersection of said North right-of-way and the West line of Webster's One Lot Subdivision recorded in Map Book 19, page 70 in the Office of the Judge of Probate of Shelby County; thence leaving said right-of-way and run N 00° 26' 29" W along said west line for a distance of 745.21 feet to a capped iron (SMW LS 19753) and the NW corner of said One Lot Subdivision; thence N 89° 13' 24" W for a distance of 630.06 feet to the Point of Beginning, said described Parcel of land containing 12.00 acres, more or less, situated and lying in Section 1, Township 21 South, Range 5 West, Shelby County, Alabama.

PARCEL II

Commence at a 3" open top pipe at the NW corner of said Lot 8 being also the NW corner of the NE 1/4 of NW 1/4 of Section 1, Township 21 South, Range 5 West, thence along the north line of said Lot 8 S 89° 20' 37" E for a distance of 330.02 feet to a capped iron (Landmark) and the NW corner of Final Map of Ruby Webster's One Lot Subdivision recorded in Map Book 36, page 59 in the Office of the Judge of Probate of Shelby County; thence along the North line of said One Lot Subdivision S 89° 18' 41" E for a distance of 383.98 feet to a capped iron (Paragon) and the NE corner of said One Lot Subdivision; thence along the East line of said One Lot Subdivision S 03° 02' 48" E for a distance of 915.19 feet to the North right-of-way of South Shades Crest Road (50' right-of-way) and a capped iron (SMW LS 19753); thence leaving said North right-of-way S 00° 40' 19" W for a distance of 50.00 feet to the South right-of-way of said South Shades Crest Road and the Point of Beginning; thence along said right-of-way with a curve to the left being subtended by an arc length of 492.10 feet and having a radius of 1095.00 feet, a chord bearing of N 77° 47'

51" E for a distance of 487.97 feet and a central angle of 25° 44' 56" to a capped iron (SMW LS 19753); thence continue along said right-of-way N 64° 55' 22" E for a distance of 122.74 feet to a capped iron (SMW LS 19753) on the intersection of said South right-of-way and the West line of Webster's One Lot Subdivision recorded in Map Book 19, page 70 in the Office of the Judge of Probate of Shelby County; thence leaving said right-of-way and run S 00° 26' 29" E along said west line for a distance of 525.93 feet to the SW corner of said One Lot Subdivision and a capped iron (SMW LS 19753); thence along the South line of said One Lot Subdivision S 89° 32' 52" E for a distance of 330.00 feet to the SW corner of said One Lot Subdivision and a point on the East line of aforesaid Lot 5 and a capped iron (SMW LS 19753); thence along the east line of said Lot 5 S 00° 26' 33" E for a distance of 1328.76 feet to a 5/8" rebar and the SE corner of said Lot 5; thence westerly along the South line of Lots 5, 6, 7, and part of Lot 8 for a distance of 1319.11 feet to a 5/8" rebar and the SE corner of a parcel of land recorded in instrument Number 1997-03431 in the Probate Office of Shelby County, Alabama; thence leaving said south line and run along the East line of said Parcel N 00° 58' 28" W for a distance of 1434.08 feet to a capped iron (SMW LS 19753) and the intersection of said East line and said South right-of-way of South Shadescrest Road; thence leaving said East line and run along said South right-of-way N 65° 00' 18" E for a distance of 120.44 feet to a capped iron (SMW LS 19753); thence continue along said right-of-way with a curve to the left being subtended by an arc length of 163.50 feet, a radius of 300.00 feet, a chord bearing of N 49° 23' 30" E for a distance of 161.48 feet and a central angle of 31° 13' 35" to a capped iron (SMW LS 19753); thence continue along said right-of-way N 33° 46' 43" E for a distance of 18.24 feet to a capped iron (SMW LS 19753); thence continue along said right-of-way with a curve to the right being subtended by an arc length of 199.65 feet, a radius of 200.00 feet, a chord bearing of N 62° 04' 27" E for a distance of 191.46 feet and a central angle of 57° 11' 44" and the Point of Beginning, said described Parcel of land containing 48.25 acres, more or less, situated and lying in Section 1, Township 21 South, Range 5 West, Shelby County, Alabama.

According to survey and plat by SMW Engineering Group dated 1/25/08.