

This Instrument Was Prepared By:  
Holliman Law Firm  
2491 Pelham Pkwy, 205-663-0281  
Pelham, Al 35124

  
2011010500004040 1/3 \$144.00  
Shelby Cnty Judge of Probate, AL  
01/05/2011 03:18:03 PM FILED/CERT

\$125,920.00

STATE OF ALABAMA  
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, James A. Holliman, a married man (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto Charles M. Prior, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description being conveyed by this instrument.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

The property being conveyed herein does not constitute the homestead of James A. Holliman nor the homestead of his spouse.

Grantee's address: 1752 Indian Creek Drive  
Birmingham, AL 35243

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEE, his heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their heirs and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and



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assigns forever, against The lawful claims of all persons. I  
WITNESS WHEREOF, we have hereunto set our hands and seals on this  
the 14<sup>th</sup> day of December, 2010.

James A. Holliman

STATE OF ALABAMA

COUNTY OF SHELBY

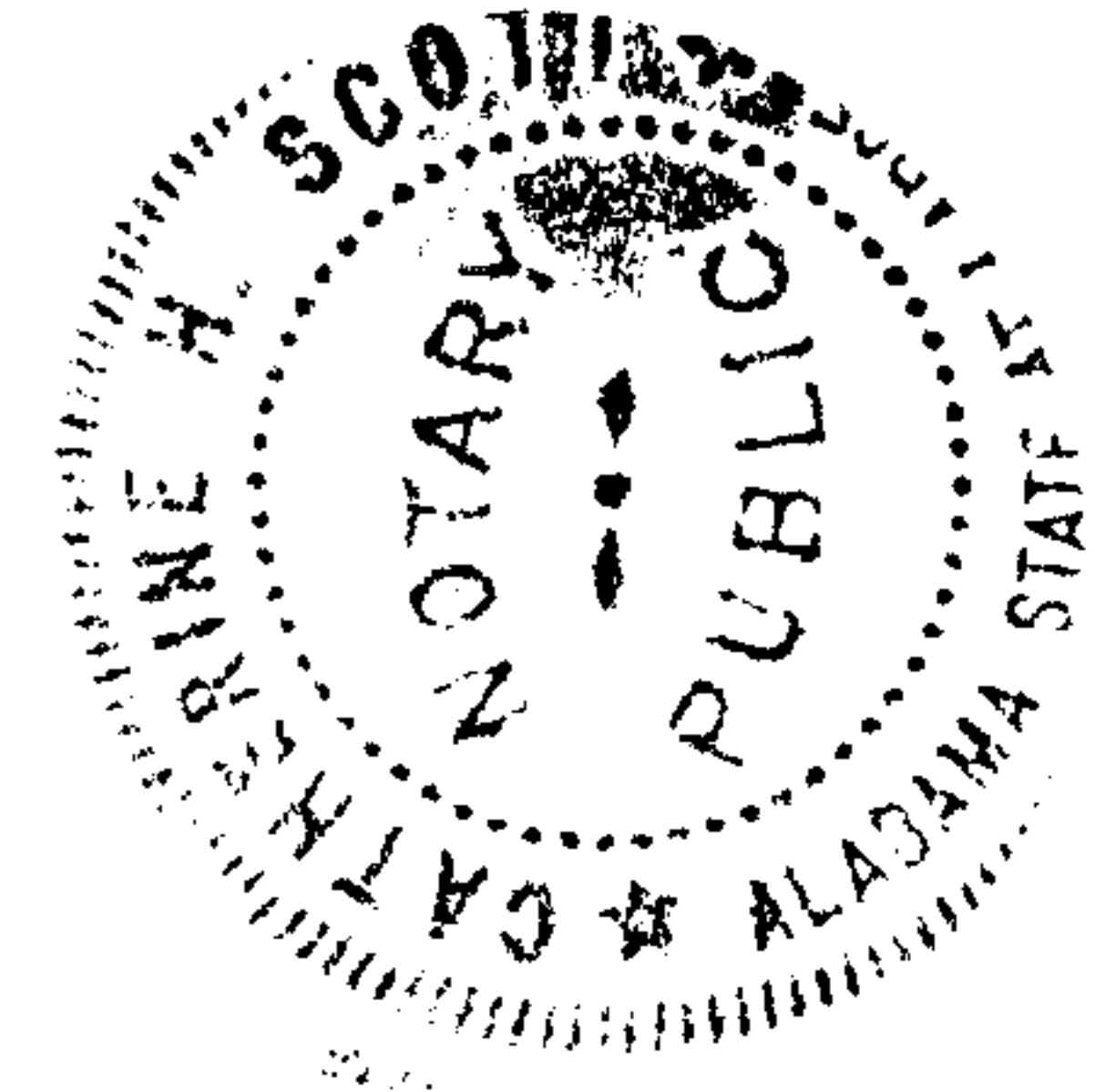
I, the undersigned, a notary public in and for said county in said state, hereby certify that James A. Holliman, a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14<sup>th</sup> day of  
December, 2010.

fficial seal this the 14<sup>th</sup> day of  
  
January 2008  
Notary Public

My Commission Expires:

781



**PARCEL NO. 1** Commence at a 2" capped pipe in place accepted as the Northeast corner of the Northwest one-fourth of the Northeast one-fourth of Section 28, Township 20 South, Range 1 East, Shelby County, Alabama thence proceed South 00° 39' 41" West along the East boundary of said quarter-quarter for a distance of 36.92 Feet to a point on the Southerly right-of-way of Shelby County Road No. 40 (set 1/2" rebar), said point being the point of beginning. from this beginning point continue South 00°39' 41" West along the East boundary Of said quarter-quarter section for a distance of 1291.35 feet to a 1/2" rebar in place, said point being the Southeast corner of the said quarter-quarter section) thence proceed North 88° 30' 29" West along the South boundary of said Northwest one-fourth of the Northeast one-fourth for a distance of 1231.94 feet to a point on the Easterly right-of-way. of Shelby County Road No. 109 (set 1/2" rebar) thence proceed North 11° 22' 14" West along the Easterly right-of-way of said road for a distance of 169.06 feet(set 1/2" rebar) to the point of curvature of a concave curve right having a delta angle of 12° 45' 11" and a radius of 3299.83 feet (set 1/2" rebar) thence proceed Northeasterly along the curvature of said curve and along the Easterly right-of-way of said road for a chord bearing and distance of North 04°59'38" West, 734.48 feet to the P.T. of said curve) thence proceed North 01°47'44" East along the Easterly right-of-way of said road for a distance of 421.44 feet to its point of intersection with the Southerly right-of-way of said Shelby County road No. 40 thence proceed South 87° 30' 17" East along the Southerly right-of-way of said road for a distance of 1331.62 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Northeast one-fourth of Section 28, Township 20 South, Range 1 East, Shelby County, Alabama

**PARCEL NO. 2** Commence at a 2" capped pipe in place accepted as the Northeast corner of the Northwest one-fourth of the Northeast one-fourth of Section 28, Township 20 South, Range 1 East, Shelby County, Alabama thence proceed South 00° 39' 41" West along the East boundary of said quarter-quarter for a distance of 36.92 feet to a point on the Southerly right-of-way of Shelby County Road No. 40 (set 1/2" rebar) thence continue South 00° 39' 41" West along the East boundary of said quarter-quarter section for a distance of 1291.35 feet to a 1/2" rebar in place, said point being the Southeast corner of the said quarter-quarter section) thence proceed North 88° 30' 29" West along the South boundary of said Northwest one-fourth of the Northeast one-fourth for a distance of 1313.99 feet to a point on the Westerly right-of-way of Shelby County Road No. 109 (set 1/2" rebar) , said point being the point of beginning. From this beginning point continue North 88° 30' 29" West along the South boundary of said Northwest one-fourth of the Northeast one-fourth for a distance of 26. 51 Feet to a 1" bar in place accepted as the Southwest corner of said quarter-quarter section thence proceed North 00° 18' 59" East along the West boundary of said quarter-quarter section for a distance of 127.61 feet to a point on the Westerly right-of-way of Shelby County Road No. 109 (set 1/2" rebar) thence proceed South 11° 22' 14" West along the Westerly right-of-way of said road for a distance of 130.86 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Northeast one-fourth of Section 28, Township 20 South, Range 1 East, Shelby County, Alabama.