



2011010500004050 1/3 \$28.00
Shelby Cnty Judge of Probate, AL
01/05/2011 03:18:04 PM FILED/CERT

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

\$10,000 Value

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, John Allen 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 John Allen Holliman nor the homestead of his spouse.

Grantee's address: 1750 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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01/05/2011 03:18:04 PM FILED/CERT

2

assigns forever, against The lawful claims of all persons. I N
WITNESS WHEREOF, we have hereunto set our hands and seals on this
the 13 day of December, 2010.

John Allen Holliman
John Allen Holliman

STATE OF Alabama
COUNTY OF Baldwin

I, the undersigned, a notary public in and for said county
in said state, hereby certify that John Allen 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 the 13th day of
December, 2010.

Beth Beasley
Notary Public

My Commission Expires:
1-22-13



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Exhibit A

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 $00^{\circ} 39' 41''$ 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 $\frac{1}{2}$ " rebar), said point being the point of beginning. from this beginning point continue South $00^{\circ} 39' 41''$ West along the East boundary Of said quarter-quarter section for a distance of 1291.35 feet to a $\frac{1}{2}$ " rebar in place, said point being the Southeast corner of the said quarter-quarter section) thence proceed North $88^{\circ} 30' 29''$ 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 $\frac{1}{2}$ " rebar) thence proceed North $11^{\circ} 22' 14''$ West along the Easterly right-of-way of said road for a distance of 169.06 feet (set $\frac{1}{2}$ " rebar) to the point of curvature of a concave curve right having a delta angle of $12^{\circ} 45' 11''$ and a radius of 3299.83 feet (set $\frac{1}{2}$ " 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 $04^{\circ} 59' 38''$ West, 734.48 feet to the P.T. of said curve) thence proceed North $01^{\circ} 47' 44''$ 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 $87^{\circ} 30' 17''$ 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 $00^{\circ} 39' 41''$ 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 $\frac{1}{2}$ " rebar) thence continue South $00^{\circ} 39' 41''$ West along the East boundary of said quarter-quarter section for a distance of 1291.35 feet to a $\frac{1}{2}$ " rebar in place, said point being the Southeast corner of the said quarter-quarter section) thence proceed North $88^{\circ} 30' 29''$ 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 $\frac{1}{2}$ " rebar) , said point being the point of beginning. From this beginning point continue North $88^{\circ} 30' 29''$ 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 $00^{\circ} 18' 59''$ 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 $\frac{1}{2}$ " rebar) thence proceed South $11^{\circ} 22' 14''$ 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.