

This deed prepared by:
Sparks Law Firm, LLC
2635 Valleydale Road, Suite 200
Birmingham, AL 35244

Grantee Address:
Jonathan D. Turner
234 Nichols Road
Chelsea, Alabama 35043

STATE OF ALABAMA)
COUNTY OF SHELBY) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Hundred Seventy Two Thousand and no/one-hundredths Dollars (\$172,000.00), and other good and valuable consideration paid to the undersigned **BILL F. FOOTE and TERRY G. FOOTE, husband and wife**, (hereinafter referred to as "Grantors"), do hereby covenant, convey and warrant unto **JONATHAN D. TURNER**, a single man, (hereinafter referred to as "Grantee"), the receipt of which is hereby acknowledged, the said Grantors do by these presents grant, bargain, sell and convey unto the said Grantee, together with every contingent remainder and right of reversion, all the Grantors' interest in the following-described real estate situated in

SHELBY COUNTY, ALABAMA, to-wit:


Situated in Chelsea, Shelby County, State of Alabama and being described as follows: A parcel of land in Shelby County, Alabama, described as follows:

Commence at the Southeast corner of the Northeast ¼ of the Southwest ¼ of Section 12, Township 20 South, Range 2 West of the Huntsville Meridian; proceed westerly along the south line of said ¼ - ¼ section for a distance of 70.02 feet to the point of beginning; continue along said line for a distance of 71.92 feet to the centerline of Nichols Road; turn an angle to the right of 49 degrees 24 minutes 42 seconds and proceed along said centerline for a distance of 42.26 feet; turn an angle to the left of 9 degrees 54 minutes 30 seconds and proceed along said center line for a distance of 140.39 feet; turn an angle to the right of 81 degrees 36 minutes 16 seconds and proceed for a distance of 215.08 feet; turn an angle to the right of 57 degrees 15 minutes 18 seconds and proceed for a distance of 131.76 feet; turn an angle to the right of 98 degrees 02 minutes 57 seconds and proceed for a distance of 315.05 feet to the point of beginning.

Subject to:

1. Ad valorem taxes for the current year, which Grantee herein assumes and agrees to pay.
2. Easement/Right of Way to Alabama Power Company as recorded in Book 247, Page 413.
3. Easement/Right of Way to Shelby County as recorded in Book 329, Page 369.
4. Right of Way as recorded in Instrument No. 2001-31085.

Shelby County, AL 04/12/2011
State of Alabama
Deed Tax:\$172.00


20110412000112390 1/2 \$187.00
Shelby Cnty Judge of Probate, AL
04/12/2011 08:32:37 AM FILED/CERT

