


Send Tax Notice to: **Brandi L. Catanese**  
**339 Grande Vista Circle**  
**Chelsea, AL 35043**

THIS INSTRUMENT WAS PREPARED BY  
WALLACE, ELLIS, FOWLER & HEAD  
P. O. BOX 587  
COLUMBIANA, ALABAMA 35051

  
20110511000140880 1/2 \$115.00  
Shelby Cnty Judge of Probate, AL  
05/11/2011 10:24:38 AM FILED/CERT

**GENERAL WARRANTY DEED**

**STATE OF ALABAMA**  
**SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of **Three Hundred Forty Thousand and no/100 (\$340,000.00) Dollars**, to the undersigned grantor, in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the undersigned, **BLAINE CARROLL, a married man** (herein referred to as grantor, whether one or more) does grant, bargain, sell and convey unto **BRANDI L. CATANESE** (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land in the NW 1/4 of the NE 1/4 of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at Seaboard Coast Line Railroad mile post ANJ-945; thence run Northwest along the centerline of the main track 1112 feet; thence run Southwest and radial to a curve on said railroad 113.66 feet to a point eight (8) feet South of said Railroad spur track and the point of beginning; thence continue last course 36.34 feet; thence turn left 92 deg. 08 min. 08 sec. and run Southeast along the Railroad right-of-way 116.02 feet; thence turn right 74 deg. 52 min. 59 sec. and run South 60.11 feet to the North right-of-way of Shelby County Highway #47; thence turn right 91 deg. 25 min. 42 sec. and run West along said Highway right-of-way 91.60 feet to the point of a clockwise curve having a delta angle of 100 deg. 41 min. 09 sec. and a radius of 75 feet; thence run along the arc of said curve 131.80 feet; thence turn right 100 deg. 48 min. 19 sec. from the chord of said highway curve to the chord of a clockwise curve on said railroad spur track, said curve having a delta angle of 07 deg. 31 min. 59 sec. and a radius of 530.05 feet; thence run along the arc of said spur curve 69.69 feet to the point of beginning. Said property bounded on the South and West by Shelby County Highway #47, on the North by the Seaboard Coast Line Railroad and on the East by a property line which is one (1.00) foot West of an existing brick building .

According to survey of Amos Cory, R.L.S. #10550, dated June 17, 1987.

A parcel of land in the NW 1/4 of the NE 1/4 of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Northwest corner of said Section 34, thence run East along the North section line 2790.62 feet; thence turn right 89 deg. 38 min. 48 sec. and run South 769.07 feet to a point 50 feet (radial) South of the C.X.S. Railroad tracks and the point of beginning; thence continue last course 215.00 feet; thence turn left 125 deg. 13 min. 42 sec. and run Northeast 132.00 feet to the point of a counter clockwise curve having a delta angle of 00 deg. 31 min. 43 sec. and a radius of 1556.69 feet; thence turn right 230 deg. 01 min. 30 sec. to tangent and run along the arc of said curve 14.36 feet; thence turn left 102 deg. 58 min. 53 sec. from tangent and run North 102.81 feet to a point on a clockwise curve having a delta angle of 05 deg. 07 min. 26 sec. and a radius of 1456.69 feet (said point being 50 feet (radial) South of said railroad tracks; thence turn right 76 deg. 06 min. 36 sec. and run Westerly along the arc of said curve 130.27 feet to the point of beginning.

The above described property constitutes no portion of the homestead of the grantor, Blaine Carroll, nor that of his spouse.

\$240,000.00 of the above recited purchase price was paid from a mortgage executed simultaneously herewith.



Subject to:

- (1) Taxes for 2011 and subsequent years. 2011 ad valorem taxes are a lien but not due and payable until October 1, 2011.
- (2) Easement to Alabama Power Company recorded in Inst. No. 200401020066.
- (3) Title to minerals underlying caption lands with mining rights and privileges belonging thereto.
- (4) 30-foot Alabama Power Company easement and power line in same as shown on survey of Amos Cory, R.L.S. #10550, dated June 17, 1987.
- (5) Transmission line permits to Alabama Power Company recorded in Deed Book 102, Page 138, and Deed Book 134, Page 123.
- (6) Right of way for Shelby Highway #47 as shown on survey of Amos Cory, R.L.S. #10550, dated June 17, 1987.
- (7) Right of way of Seaboard Coast Line Railroad as shown on survey of Amos Cory, R.L.S. #10550, dated June 17, 1987.

TO HAVE AND TO HOLD unto the said GRANTEE, his or her heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his or her heirs and assigns, that I (we) are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his or her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 10<sup>th</sup> day of May, 2011.


Blaine Carroll  
Blaine Carroll

**STATE OF ALABAMA**  
**SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, personally appeared **Blaine Carroll, 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 10<sup>th</sup> day of May, 2011.

Judy R. Harris (SEAL)  
Notary Public  
My Commission Expires: 10/1/2014

  
20110511000140880 2/2 \$115.00  
Shelby Cnty Judge of Probate, AL  
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Shelby County, AL 05/11/2011  
State of Alabama  
Deed Tax: \$100.00