


This instrument was prepared without
benefit of title examination


20110517000146390 1/3 \$79.00
Shelby Cnty Judge of Probate, AL
05/17/2011 08:40:57 AM FILED/CERT

This instrument was prepared by

Mitchell A. Spears

Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to:

(Name) Amelia Edfeldt Lawley

(Address) 4095 Hwy 119

Montevallo, AL 35115

MINIMUM VALUE: \$60,000.00

Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **AMELIA E. LAWLEY, a married woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **EDITH EDFELDT WHITAKER, AMELIA EDFELDT LAWLEY and SUSAN EDFELDT CULPEPPER, as tenants in common** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HERewith AS THROUGH FULLY SET OUT HEREIN.

SUBJECT TO:

- **Taxes for 2011 and subsequent years.**
- **Title to minerals underlying caption lands with mining rights and privileges belonging thereto, not owned by Grantor.**
- **Rights, reservations and restrictions of record.**

SOURCE OF TITLE: INSTRUMENT NUMBER 2001-34374.

CARL A. EDFELDT, WHO RESERVED A LIFE ESTATE IN THE ABOVE DESCRIBED PROPERTY, PURSUANT TO THE ABOVE REFERENCED SOURCE OF TITLE, DECEASED ON MAY 5, 2008.

THE PROPERTY HEREIN DESCRIBED DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR, NOR THAT OF HER SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their 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, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 16 day of May, 2011.

Amelia E. Lawley
AMELIA E. LAWLEY


STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **AMELIA E. LAWLEY** whose name is signed to the foregoing conveyance, and who is known to me, and 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 16th day of May, 2011.

L Michele K. Stamp
Notary Public
My commission expires: 5/17/2011

EXHIBIT "A"


20110517000146390 3/3 \$79.00
Shelby Cnty Judge of Probate, AL
05/17/2011 08:40:57 AM FILED/CERT

All of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 2, Township 22, Range 3 West, in Shelby County, Alabama, lying south of Moore's Spring Branch, and West of the Montevallo and Ashville Public Road (Highway 119) as the same is now located, more particularly described as follows: Begin on the South line of said quarter-quarter section at a point 300 feet West of the SE corner of said quarter-quarter section and which beginning point is on the West line of the Highway above named, run thence West along the south line of said quarter-quarter section 1014.1 feet to the southwest corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 2, run thence North 3 degrees 30 minutes west 1220.9 feet to Moore's Spring Branch, thence Northeasterly along said Spring Branch following the meanderings thereof to the West side of said Montevallo and Ashville Public Road (Highway 119) as the same is now located, thence in a southerly direction along the West line of said Highway 1505.4 feet, more or less, to point of beginning, all being situated in Shelby County, Alabama.

LESS AND EXCEPT:

PARCEL I:

A parcel of land a part of which is situated in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 2, Township 22 South, Range 3 West, a part in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section and a part in the North $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 11, Township 22 South, Range 3 West and described as follows: Begin at the SW corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 2 and go South 1.58 feet and then West 14.59 feet to a point at the Junction of a fence, forming the West boundary this tract, with a fence forming the South boundary of same for point of beginning; thence go N 89°45' E along this fence, forming the South border 1026.22 feet to West border of Highway 119, thence N 0°27' W along this Highway border 193.58 feet, thence continue along this border N 4°27' W 36.42 feet, thence N 89°08' W 1031.67 feet, thence S 2°13' E along fence forming West border 249.84 feet to point of beginning.

PARCEL II:

A parcel of land, located in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 2, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the SW corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence run South a distance of 1.58 feet; thence run West a distance of 14.59 feet; thence run N 02°13' W a distance of 249.84 feet; thence run S 89°08' E a distance of 23.17 feet to the point of beginning; thence continue last course a distance of 775.00 feet; thence run N 00°26' W a distance of 125.00 feet; thence run S 89°08' E a distance of 226.05 feet to the Westerly right-of-way of Highway # 119; thence run N 03°58'49" W along said right-of-way a distance of 126.72 feet; thence run N 86°24'34" W a distance of 1007.82 feet; thence run S 02°48'06" E a distance of 299.74 feet to the point of beginning.

PARCEL III:

A parcel of land, located in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 2, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the SW corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence run South a distance of 1.58 feet; thence run West a distance of 14.59 feet; thence run N 02°13' W a distance of 249.84 feet; thence run S 89°08' E a distance of 798.17 feet to the point of beginning; thence continue last course a distance of 233.50 feet to the Westerly right-of-way of Highway # 119; thence run N 03°50'27" along said right-of-way a distance of 125.39 feet; thence run N 89°08' W a distance of 226.05 feet; thence run S 00°26' E a distance of 125.00 feet to the point of beginning.