


John R. Holliman
2491 Pelham Parkway
Pelham, Alabama 35124

WARRANTY DEED


20110817000242100 1/3 \$28.00
Shelby Cnty Judge of Probate, AL
08/17/2011 12:26:24 PM FILED/CERT

STATE OF ALABAMA

\$10,000.⁰⁰

COUNTY OF SHELBY

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 in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Phyllis H. Black and Douglas V. Black^{*Wife and husband} hereby grant, bargain, sell and convey unto Phyllis H. Black an undivided fifty percent interest (50%) and to Douglas V. Black an undivided fifty percent interest (50%), it being the express intention to sever the joint tenancy and create a tenancy in common, (hereinafter referred to as GRANTEES) the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

See legal description which is attached as Exhibit A and incorporated by reference

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

Send Tax Notice to:
Phyllis H. Black
939 Timberline Circle
Calera, Al 35040

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

And said grantors for their successors and assigns covenant with the said GRANTEES, their heirs and assigns, that they 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 they have a good right to sell and convey the same as aforesaid; that will and heirs and assigns shall, warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the

lawful claims of all persons.

IN WITNESS WHEREOF, hereunto set hand and seal on this the 16th day of June, 2011.

Phyllis H. Black

Phyllis H. Black

Douglas V. Black

Douglas V. Black

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Phyllis H. Black and Douglas V. Black,** whose names are signed to the foregoing conveyance, and who known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

**Wife and Husband

Given under my hand and official seal this the 16th day of June, 2011.

Catherine H. Scott

Notary Public

My Commission Expires:

7-28-2014

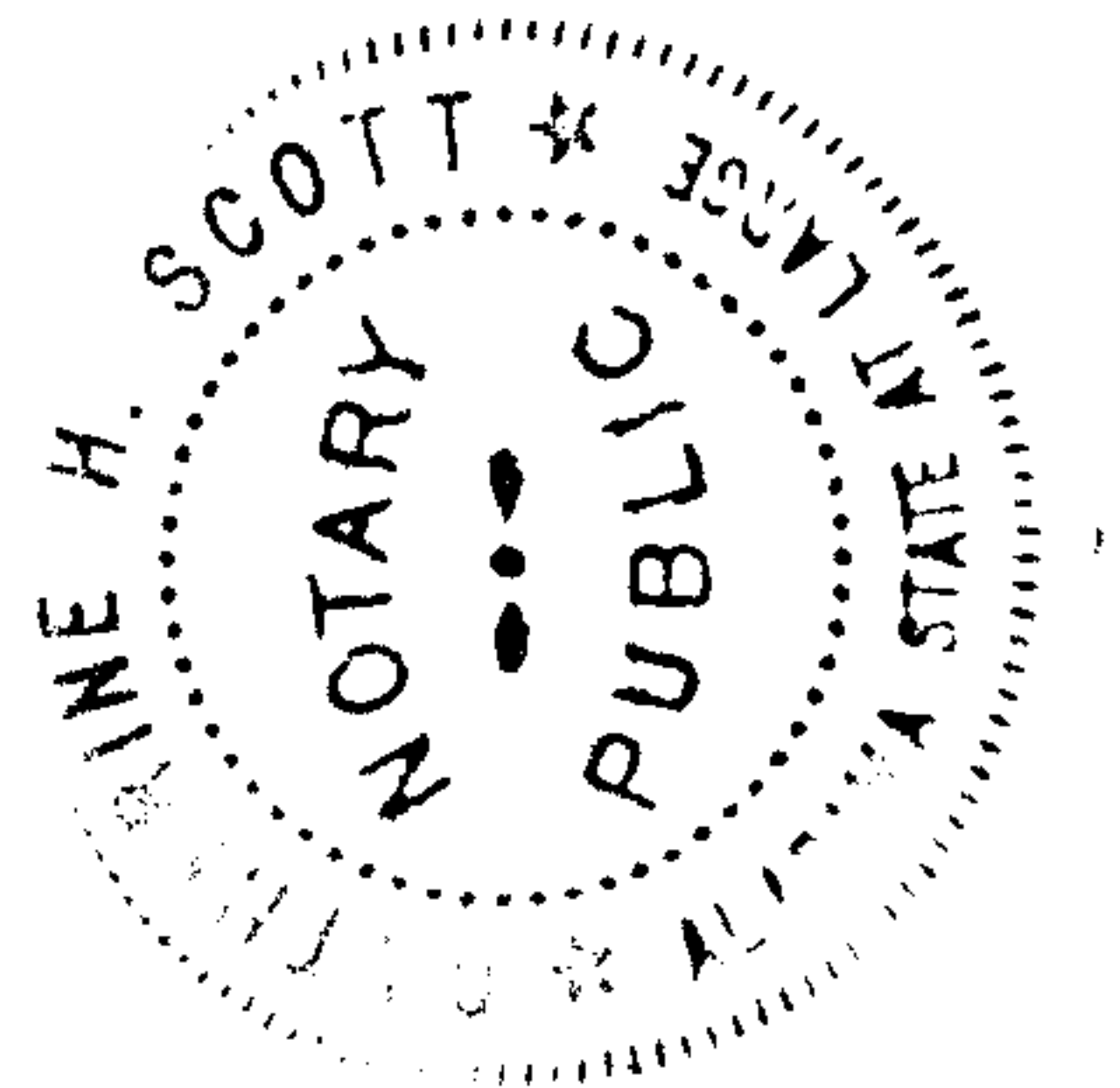


Exhibit A

A parcel of land situated in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25, Township 19 South, Range 3 West, and the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 24, Township 19 South, Range 3 West, all in Shelby County, Alabama, more particularly described as follows:

Commence at the NW corner of Section 25; thence East along the North line thereof of a distance of 650.09 feet to the point of beginning; thence right 89 deg. 05 min. and run in a Southerly direction a distance of 179.87 feet to a point on the Northeast right of way line of Old Highway No. 31; thence left 28 deg. 02 min. and run Southeast along right of way line a distance of 56.23 feet; thence left 85 deg. 31 min. 52 sec. and run Northeast 227.73 feet; thence left 94 deg. 28 min. 08 sec. and run Northwest a distance of 225.82 feet; thence 87 deg. 13 min. left and run Southwest a distance of 142.67 feet to the point of beginning; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25, Township 19 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: From the NW corner of said NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25, run in an easterly direction along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 500.48 feet, more or less, to a point of intersection with the centerline of the existing Old Highway #31, being the point of beginning; thence continue in an easterly direction along said North line for a distance of 149.61 feet to an existing iron pin; thence turn an angle to the right of 89° 05' and run in a southerly direction for a distance of 284.52 feet, more or less, to a point of intersection with the centerline of the existing Old Highway #31; thence turn an angle to the right 152° 27' 49" and run in a northwesterly direction along said centerline of Old Highway #31 for a distance of 323.57 feet, more or less, to the point of beginning. Less and except any part lying in the road right of way of said Old Highway #31; being situated in Shelby County, Alabama.