

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Melinda S. Tolleson
910 Haddington DL
Pelham, AL 35124

WARRANTY DEED

20111108000337120 1/2 \$135.00
Shelby Cnty Judge of Probate, AL
11/08/2011 03:10:15 PM FILED/CERT

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of One Hundred Twenty Thousand dollars and Zero cents (\$120,000.00) to the undersigned grantor (whether one, or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, William F. Spratlin, married man (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Melinda S. Tolleson (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 MADE A PART HEREOF.

Subject to taxes for 2012 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$0.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR(S), OR OF HIS/HER/THEIR RESPECTIVE SPOUSES.

TO HAVE AND 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 GRANTEES, 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 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 3rd day of November, 2011.

_____ (SEAL)	<u>William F. Spratlin</u> (SEAL)
_____ (SEAL)	_____ (SEAL)
_____ (SEAL)	_____ (SEAL)
	_____ (SEAL)

STATE OF ALABAMA

} General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that William F. Spratlin 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of November, 2011:

My Commission Expires: 10/16/12

Michael T. Atchison
Notary Public

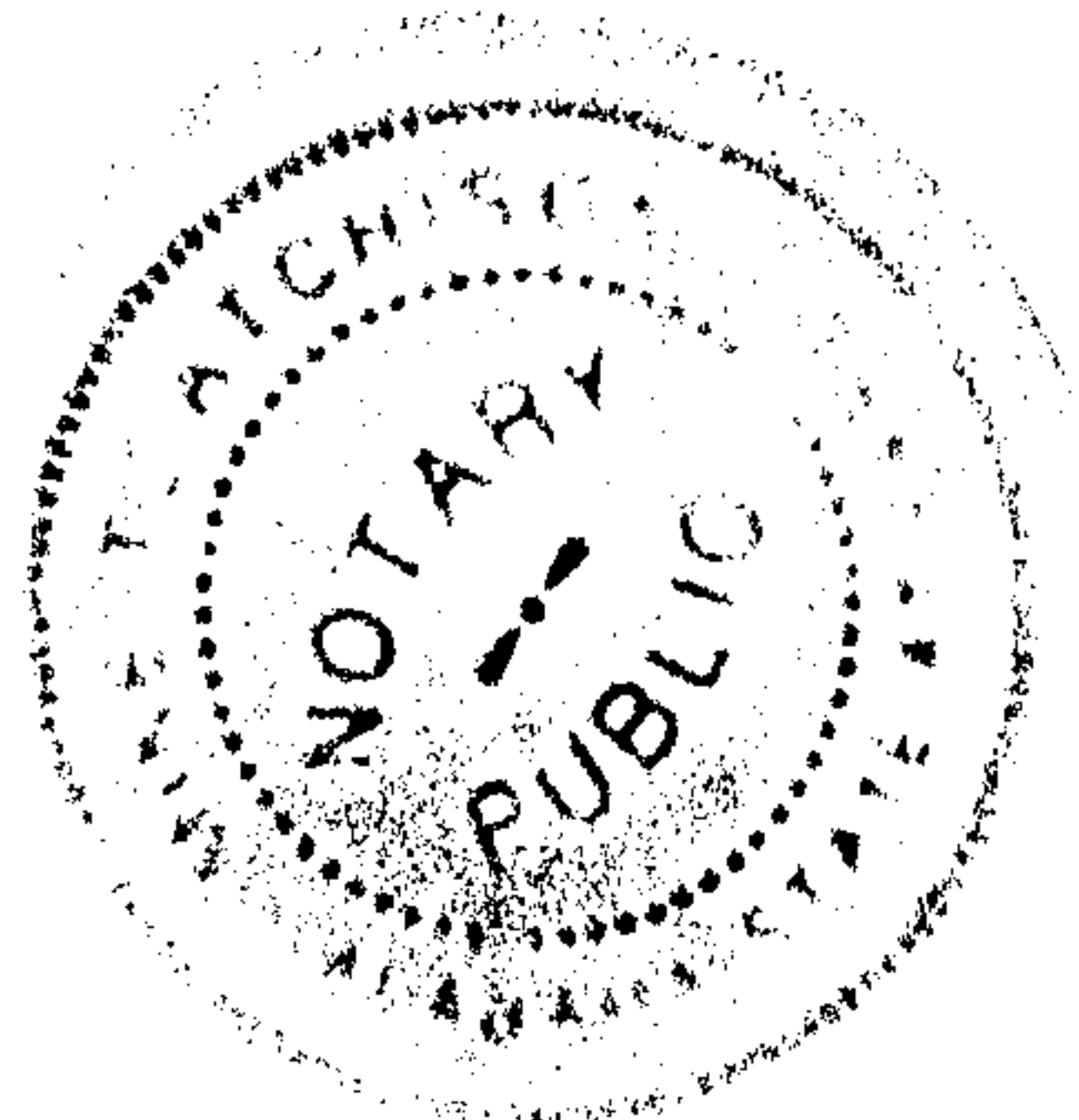


EXHIBIT A

A parcel of land situated in the Southwest quarter of Section 30, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the Northeast quarter of the Southwest quarter of said Section 30; thence run South 89 degrees 21 minutes 51 seconds West for a distance of 210.49 feet to an iron pin found at the Point of Beginning; thence run continue South 89 degrees 21 minutes 51 seconds West for a distance of 1095.28 feet to an iron pin found; thence run North 05 degrees 38 minutes 53 seconds West for a distance of 781.80 feet to an iron pin set; thence run North 89 degrees 31 minutes 45 seconds East for a distance of 1086.26 feet to an iron pin set on the bank of a lake; thence continue North 89 degrees 31 minutes 45 seconds East for a distance of 63.98 feet to a point; thence run South 00 degrees 58 minutes 54 seconds West for a distance of 73.27 feet to a point; thence run South 01 degrees 53 minutes 36 seconds East for a distance of 702.43 feet to the Point of Beginning.

ALSO:

A 60 foot easement for ingress and egress and utilities situated in the Northeast quarter of Section 25, Township 20 South, Range 2 West, also the North ½ of the SW ¼ and the S ½ of NW ¼ of Section 30, Township 20 South, Range 1 West, Shelby County, Alabama, lying 30 feet each side of a centerline, being more particularly described as follows:

Commence at the Northwest corner of Lot 11, Hidden Ridge Estates, 1st Sector, as recorded in Map Book 33, Page 65, in the Office of the Judge of Probate, Shelby County, Alabama; said point also being on the South right of way line of Hidden Ridge in said Hidden Ridge Estates, 1st Sector; thence run an assumed bearing North 89 degrees 34 minutes 02 seconds East along the North line of said Lot 11 and also along the South line of said Hidden Ridge for a distance of 206.77 feet to a point at the Northeast corner of said Lot 11; thence run North 00 degrees 25 minutes 58 seconds West for a distance of 30.00 feet to the point of beginning; thence run 89 degrees 34 minutes 02 seconds East for a distance of 599.97 feet to a point on a curve to the right, having a central angle of 43 degrees 48 minutes 38 seconds a radius of 350.00 feet, and a chord bearing of South 68 degrees 31 minutes 39 seconds East; thence run along the arc of said for a distance of 267.62 feet to a point; thence run South 46 degrees 37 minutes 20 seconds East for a distance of 208.26 feet to a point on a curve to the left, having a central angle of 42 degrees 56 minutes 33 seconds a radius of 175.00 feet and a chord bearing of South 68 degrees 05 minutes 37 seconds East; thence run along the arc of said curve for a distance of 131.16 feet to a point; thence run South 89 degrees 33 minutes 54 seconds East for a distance of 69.30 feet to a point on a curve to the right, having a central angle of 42 degrees 55 minutes 29 seconds, a radius of 200.00 feet and a chord bearing of South 68 degrees 06 minutes 09 seconds East; thence run along the arc of said curve for a distance of 149.84 feet to a point; thence run South 46 degrees 38 minutes 25 seconds East for a distance of 550.00 feet to a point; thence run South 21 degrees 48 minutes 05 seconds East for a distance of 240.90 feet to the end of said easement.

According to the survey of Carl Daniel Moore, Reg. L.S. #12159, dated October 19, 2011.



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