

\$ 20,000
RCL

THE INSTRUMENT PREPARED BY:
James Jerome Cowley
P.O. Box 463
McCalla, AL 35111

SEND TAX NOTICE TO:
R.C. Laminack
45 First Street East
Calera, AL 35040

This instrument prepared without the benefit of title examination.



20120201000037490 1/2 \$35.00
Shelby Cnty Judge of Probate, AL
02/01/2012 09:43:12 AM FILED/CERT

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

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and No/100 Dollars (\$10.00), to the undersigned Grantor, RUFUS CARL LAMINACK, a married man (hereinafter referred to as Grantor), in hand paid by the Grantee, JAMES JEROME COWLEY, the receipt of which is herby acknowledged, the said Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY to the said JAMES JEROME COWLEY (hereinafter referred to as Grantee), reserving unto the Grantor, RUFUS CARL LAMINACK, a warranty deed for the following described real property, situated in Shelby County, Alabama, to wit:

Commence at the Southeast Corner of Fractional Section 22, Township 22 South, Range 2 West: thence NOO.15' or"E along the East Line of said Section a distance of 412.50 : thence S89.41'16W, a distance of 144.75 feet, thence S89.43'3"W, a distance of 135.03 feet; thence N89.51'28"W, a distance of 134.94 feet; thence N00.08'32"E, a distance of 200.19 feet to a pint lying on the Southerly Right-Of-Way Line of Dogwood Drive (60' R.O.W.), said point also lying on a curve to the right having a central angle of 02.03.41", a radius of 406.60 feet and subtended by a chord which bears S89.33'36"W a chord distance of 14.63 feet; thence along said curve and said R.O.W. Line a distance of 14.63 feet; thence N89.51'27"W and continuing along said R.O.W. Line a distance of 45.26 feet; thence S00.10'56"w and leaving said R.O.W. Line a distance of 200.00 feet; thence N89.49'11"W, a distance of 137.79 feet; thence N89.48'17"w, a distance of 236.59 feet; thence N00.09'.49"E, a distance of 199.79 feet to a point lying on the Southerly R.O.W. Line of Dogwood Drive (50' RO.W.); thence N89.50'00"W along said R.O.W. Line a distance of 43.23 feet to its end, said point also being the beginning of the Southerly R.O.W. Line of and Unnamed 40' R.O.W.; thence continuing along the last described course along said R.O.W. line a distance of 40.00 feet to a point lying on the Westerly R.O.. Line of said Unnamed 40' R.O.W. ; thence N00.25'31"W along said Westerly R.O.W. Line a distance of 1.396.21 feet; thence N44'12'01"W and continuing along said R.O.W. Line a distance of 225.95 feet; thence s63.53'00"W and leaving said R.O.W. line a distance of 246.67 feet; hence S16.19'05"W, a distance of 793.61 feet; thence S5.13'04"W, a distance of 312.16 feet; thence N0.10'03"E a distance of 212.03 feet ; thence N0.20'20"E a distance of 300.48 feet; thence N88.50'22"W a distance of 178.-02 feet to the POINT OF BEGINNING; thence continue along the last described course a distance of 130.347 feet; thence S13.14'51"W, a distance of 51.21 fee; thence N81.43.35"W, a distance of 56.20 feet to a point lying on the Easterly Right-Of-Way line of First Street East, said point also being the beginning of a curve to the left having a central angle of 82.55'02", a radius of 198.33 feet and subtended by a chord which bears S53.00'35"E a chord distance of 262.61 feet; thence along said curve and leaving said R.O.W. Line a distance of 287.01 feet; thence N03.30'11"W, a distance of 197.50 feet to the POINT OF BEGINNING.

Said parcel of land containing 0.69 acres, more or less.

Subject to easements, rights-of-way and restrictions of record.
Subject to taxes for 199 and subsequent years.

Legal description provided by grantor.

TO HAVE AND TO HOLD unto said Grantee, his heirs and assigns forever, **RUFUS CARL LAMINACK**, Grantor.

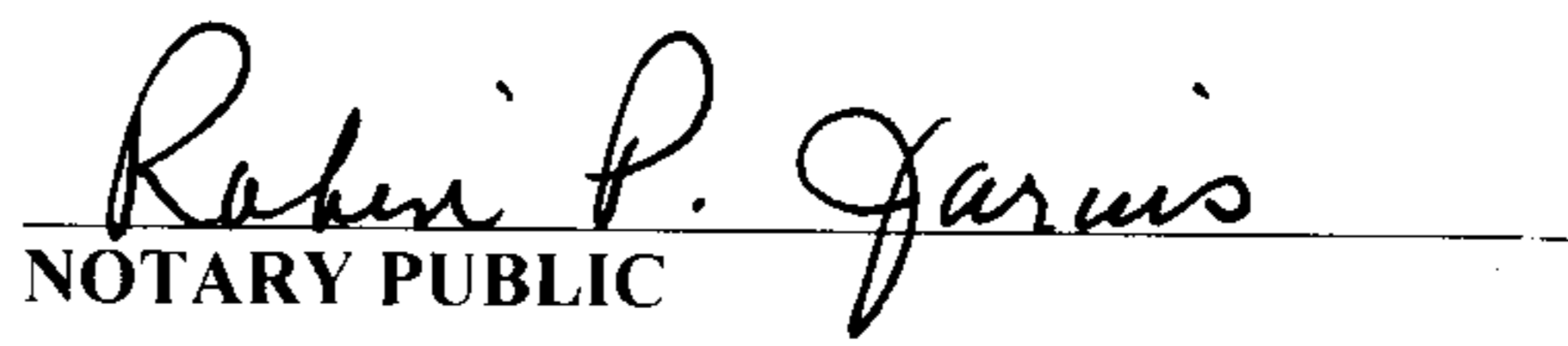
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this the 30 day of January, 2012.


RUFUS CARL LAMINACK, GRANTOR

STATE OF ALABAMA)
)
COUNTY OF TUSCALOOSA)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **RUFUS CARL LAMINACK**, whose name is signed to the foregoing, and who is known to me, Acknowledged before me on this day that, being informed of the contents of the foregoing Conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this the 30 day of January, 2012.


NOTARY PUBLIC

My Commission Expires: 08-12-2012



20120201000037490 2/2 \$35.00
Shelby Cnty Judge of Probate, AL
02/01/2012 09:43:12 AM FILED/CERT

Shelby County, AL 02/01/2012
State of Alabama
Deed Tax: \$20.00