

STATE OF ALABAMA)
COUNTY OF SHELBY)

50,000.00
20120710000243870 1/3 \$70.00
Shelby Cnty Judge of Probate, AL
07/10/2012 09:19:21 AM FILED/CERT

WARRANTY DEED

THIS INDENTURE made this 27th day of June, 2012, between C.W. FULGHAM AND FRANKIE D. FULGHAM (FKA FRANKIE D. SMITHERMAN), ("Grantor") and CLARENCE W. FULGHAM AND FRANKIE D. FULGHAM, as TRUSTEES for THE CLARENCE W. FULGHAM AND FRANKIE D. FULGHAM REVOCABLE TRUST, ("Grantee"):

WITNESSETH, That for and in consideration of the sum of Ten and NO/100 (\$10.00) and other valuable consideration, to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantee the following described real estate situated in Shelby County, State of Alabama, to-wit:

PARCEL 1:

Lot 012
Roy Dr
Fulgham Lane

COMMENCE AT THE NORTHEAST CORNER OF THE NW ¼ OF THE NW ¼ OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, AND RUN THENCE SOUTH 00° 00' 22" WEST ALONG THE EAST LINE OF SAID ¼-¼ A DISTANCE OF 338.53' TO A FOUND REBAR CORNER; THENCE CONTINUE LAST DESCRIBED COURSE A DISTANCE OF 209.28' TO A SET REBAR CORNER AND THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED; THENCE RUN SOUTH 00° 00' 22" WEST A DISTANCE OF 203.10' TO A FOUND REBAR CORNER; THENCE RUN NORTH 88° 32' 58" WEST A DISTANCE OF 197.31' TO A SET REBAR CORNER; THENCE RUN NORTH 01° 28' 07" WEST A DISTANCE OF 197.36' TO A FOUND REBAR CORNER; THENCE RUN NORTH 89° 46' 12" EAST A DISTANCE OF 202.33' TO THE POINT OF BEGINNING, CONTAINING 0.92 OF AN ACRE.

THERE IS A PROPOSED TWENTY FOOT WIDE (20') ACCESS EASEMENT FOR INGRESS AND EGRESS TO AN ADJOINING PROPERTY, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE NW ¼ OF THE NW ¼ OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, AND RUN THENCE SOUTH 00° 00' 22" WEST ALONG THE EAST LINE OF SAID ¼-¼ A DISTANCE OF 338.53' TO A FOUND REBAR CORNER; THENCE CONTINUE LAST DESCRIBED COURSE A DISTANCE OF 209.28' TO A REBAR CORNER; THENCE RUN SOUTH 89° 46' 12" WEST A DISTANCE OF 104.75' TO A POINT IN THE CENTERLINE OF AN EXISTING GRAVEL DRIVE AND THE POINT OF BEGINNING, ON THE CENTERLINE, OF THE EASEMENT BEING DESCRIBED; THENCE RUN SOUTH 25° 06' 27" WEST A DISTANCE OF 21.29' TO A P.I.; THENCE RUN SOUTH 29° 55' 55" WEST A DISTANCE OF 85.82' TO A P.I.; THENCE RUN SOUTH 33° 54' 00" WEST ALONG CENTERLINE OF SAID GRAVEL DRIVEWAY A DISTANCE OF 72.23' TO THE END OF THE EASEMENT.

PARCEL 2:

103 Fulgham Lane

COMMENCE AT THE NE CORNER OF THE NW ¼ OF THE NW ¼ OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 3 WEST, HELENA, SHELBY COUNTY, ALABAMA, AND RUN THENCE SOUTHERLY ALONG THE EAST

LINE OF SAID ¼-¼ A DISTANCE OF 337.37' TO A POINT, THENCE TURN AN ANGLE OF 89° 41' 42" TO THE RIGHT AND RUN WESTERLY A DISTANCE OF 595.85' TO A POINT ON THE EAST LINE OF ROY STREET, THENCE TURN AN ANGLE OF 92° 40' 00" TO THE LEFT AND RUN SOUTHERLY ALONG THE SAID EAST LINE OF ROY STREET A DISTANCE OF 211.0' TO THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED, THENCE CONTINUE ALONG LAST DESCRIBED COURSE A DISTANCE OF 90.0' TO A POINT, THENCE TURN AN ANGLE OF 83° 52' TO THE LEFT AND RUN EASTERLY A DISTANCE OF 158.46' TO A POINT, THENCE TURN AN ANGLE OF 96° 08' TO THE LEFT AND RUN NORTHERLY A DISTANCE OF 100.0' TO A POINT, THENCE TURN AN ANGLE OF 87° 29' TO THE LEFT AND RUN WESTERLY A DISTANCE OF 158.05' TO THE POINT OF BEGINNING, CONTAINING 15,014 SQUARE FEET AND MARKED ON EACH CORNER WITH A STEEL PIN.

PARCEL 3:

A PART OF THE SW ¼ OF NW ¼ OF SECTION 22, TOWNSHIP 20, RANGE 3 WEST, DESCRIBED AS FOLLOWS: BEGINNING 20 YARDS SOUTH OF THE NW CORNER OF THE SW ¼ OF NW ¼ OF SAID SECTION AND RUN SOUTH 35 YARDS ALONG SECTION LINE; THENCE EAST 70 YARDS; THENCE NORTH 35 YARDS; THENCE WEST 70 YARDS TO POINT OF BEGINNING. SITUATED IN THE TOWN OF HELENA, ALABAMA.

DESCRIPTION PROVIDED BY GRANTOR, AND DEED PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION OR SURVEY; THEREFORE, THERE ARE NO WARRANTIES.

TO HAVE AND TO HOLD to the said Grantee, it's successors or assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, it's successors or assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, it's successors or assigns forever against the lawful claim of all persons.

Alma Jean Jones
Witness

C.W. Fulgham
C.W. FULGHAM

Yolande Green
Witness

Frankie D. Fulgham
FRANKIE D. FULGHAM, FKA
FRANKIE D. SMITHERMAN

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COUNTY OF SHELBY

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I, the undersigned, a Notary Public in and for said County, in said State hereby certify that C.W. FULGHAM AND FRANKIE D. FULGHAM FKA FRANKIE D. SMITHERMAN, whose names are signed to the foregoing agreement and who are known to me, acknowledged before me on this day that, being informed of the contents of the foregoing Agreement, they executed the same voluntarily on the day the same bears date.

Given under my hand this the 27th day of June, 2012.

SEAL



Notary Public


My Commission Expires: 12/9/2015

THIS INSTRUMENT PREPARED BY:

Rodney S. Parker, Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216

SEND TAX NOTICE TO:

Clarence W. Fulgham and Frankie
D. Fulgham Revocable Trust
815 King Street
Helena, AL 35080


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Shelby County, AL 07/10/2012
State of Alabama
Deed Tax: \$50.00