

This instrument was prepared by

(Name) Wm. Shelton

1604 Montgomery Highway

(Address) Birmingham, AL. 35216

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-five Thousand and no/100

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Eunice Tidmore, a single woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Billy Joe Cummings, Sr. and Patricia Jean Cummings

(herein referred to as grantee, whether one or more), the following described real estate, situated in County, Alabama, to-wit:

PARCEL 1:

Lot #38, THIRD ADDITION, DEER SPRINGS ESTATES, INC., as recorded in Map Book 6, Page 5, Shelby County, Alabama, Subject to easement for public utilities, restrictive covenants, conditions and limitations which pertain to said lot and any mineral mining rights not owned by Deer Springs Estates, Inc.

PARCEL 11:

A parcel of land located in the SE 1/4 of Section 17, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Begin at the SW corner of Lot #38 of Deer Springs Estates Third Addition as recorded in Map Book 6, Page 5, in the Office of the Judge of Probate of Shelby County, Alabama, said point also being the NW corner of Lot #43 of said Subdivision; thence in a Northwesterly direction, along the Southwest line of said Lot #38, a distance of 150.0 feet to the Northwest corner of said Lot #38, said point also being on the Southeast right of way line of Houston Drive; thence 90 degrees 00 minutes 00 seconds, left in a Southwesterly direction along said right of way line (extended), a distance of 60.0 feet; thence 90 degrees 00 minutes 00 seconds left in a Southeasterly direction, a distance of 124.65 feet; thence 67 degrees 05 minutes 48 seconds left, in a Southeasterly direction, a distance of 65.13 feet to the point of beginning, all situated in Shelby County, Alabama.

Eunice Tidmore is the surviving grantee of that certain deed recorded in Deed Book 329, Page 913, in Probate Office of Shelby County, AL, the other grantee, L.B. Tidmore, having died on or about the 2nd day of April 1983.

\$18,750.00 OF THE PURCHASE PRICE RECITED ABOVE WAS PAID FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith.

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 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 persons.

IN WITNESS WHEREOF, she have hereunto set her hands(s) and seal(s), this 5th day of October, 1984

RECORDING FEES

Mortgage Tax \$  
Deed Tax 6.50  
Mineral Tax  
Recording Fee 2.50  
Index Fee 1.00  
TOTAL \$10.00

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS RECORDED  
1984 NOV 19 AM 10:49  
Wm. J. Shelton  
JUDGE OF PROBATE

Eunice Tidmore (Seal)

(Seal)

(Seal)

General Acknowledgment

STATE OF ALABAMA  
Shelby COUNTY  
the Undersigned

I, a Notary Public in and for said County, in said State, hereby certify that Eunice Tidmore, a single woman 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 she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of October

Jefferson Ted de L. Assn

General J. Shelton

Notary Public