

94-090143
PREPARED BY: CU LENDING, INC., 22 Inverness Center Parkway, Suite 210, Birmingham, Alabama 35242

SEND TAX NOTICE TO: KIMBERLY L. DEESE
6186 HIGHWAY 61, WILSONVILLE, ALABAMA 35186

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Fifty-Three Thousand and No/100 Dollars (\$53,000.00) to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, We, Richard E. Todd and wife, Sally S. Todd (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto, Kimberly L. Deese, an unmarried woman (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama, to-wit:

COMMENCE AT THE NORTHEAST CORNER OF LOT 9, LAY LAKE FARM ESTATES AS RECORDED IN MAP BOOK 9, PAGE 178 IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA; THENCE RUN SOUTH 0 DEGREES 55 MINUTES 38 SECONDS EAST 875.00 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 72 DEGREES 38 MINUTES 32 SECONDS WEST 239.01 FEET; THENCE RUN SOUTH 0 DEGREES 06 MINUTES 44 SECONDS WEST 1100.01 FEET; THENCE RUN NORTH 32 DEGREES 13 MINUTES 58 SECONDS EAST 410.88 FEET; THENCE RUN NORTH 0 DEGREES 55 MINUTES 38 SECONDS EAST 681.04 FEET TO THE POINT OF BEGINNING.

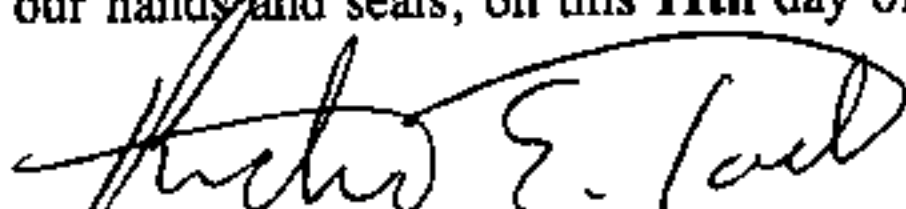
AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS: A 30 FOOT WIDE EASEMENT AND RIGHT OF WAY ALONG THE EAST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THAT CERTAIN MORTGAGE RECORDED IN REAL BOOK 166, PAGE 848 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, SAID PARCEL BEING MORE FULLY DESCRIBED AS FOLLOWS: BEGIN AT THE NE CORNER OF LOT 9, LAY LAKE FARM ESTATES AS RECORDED IN MAP BOOK 9, PAGE 178 IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA; THENCE RUN SOUTH 53 DEGREES 28 MINUTES 4 SECONDS WEST 300 FEET ALONG THE NW LINE OF SAID LOT 9; THENCE RUN SOUTH 0 DEGREES 06 MINUTES 44 SECONDS WEST 625 FEET; THENCE RUN SOUTH 72 DEGREES 38 MINUTES 32 SECONDS EAST 239.01 FEET; THENCE RUN NORTH 0 DEGREES 55 MINUTES 38 SECONDS EAST 875 FEET TO POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.


- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And we do for ourselves and for our heirs, executors and administrators covenant with said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will, and 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, we have hereunto set our hands and seals, on this 11th day of October, 1994.


RICHARD E. TODD


SALLY S. TODD

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Richard E. Todd and wife, Sally S. Todd, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on this 11th day of October, 1994.

My commission expires: 11/30/97


Notary Public

Inst # 1994-31220

10/14/1994-31220
08:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 61.50

Cambridge

Inst # 1994-31220