

SHELBY COUNTY ABSTRACT & TITLE CO., INC.P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Dana J. Loftis

(Address)

434 West College Street
Columbiana Ala 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

(Address) P O Box 822, Columbiana, AL 35051

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 THIRTY SIX THOUSAND TWO HUNDRED EIGHTY NINE AND NO/100-----(\$36,289.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Susan Dian Grantham, Leonard Dwight Smith, Edward Levi Smith, Timothy Wayne Smith, and James Larry Patterson, being all the heirs at law and next of kin of Venida Smith, deceased

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

DANA J. LOFTIS, a single woman,

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

SEE ATTACHED FOR LEGAL DESCRIPTION.

Inst # 1994-36508

12/13/1994-36508
03:55 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 20.50

Subject to taxes for 1995 and subsequent years, easements, restrictions, rights-of-way, and permits of record.

\$32,660.00 of the above recited purchase price was paid from a mortgage recorded simultaneously.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS, OR OF THEIR RESPECTIVE SPOUSES.

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, we have hereunto set our hands(s) and seal(s), this 13th day of December, 1994.

Susan Dian Grantham
Susan Dian Granthamby James Larry Patterson
by: James Larry Patterson, Attorney in Fact, under Power of Attorney recorded as Instrument #1994-36507, in Probate Office of Shelby County, AlabamaEdward Levi Smith
Edward Levi Smithby James Larry Patterson
by: James Larry Patterson, Attorney in Fact, under Power of Attorney recorded as Instrument #1994-36507, in Probate Office of Shelby County, Alabama.James Larry Patterson
James Larry PattersonLeonard Dwight Smith
Leonard Dwight Smithby James Larry Patterson
by: James Larry Patterson, Attorney in Fact under Power of Attorney recorded as Instrument #1994-36507 in Probate Office of Shelby County, Alabama.Timothy Wayne Smith
Timothy Wayne Smithby James Larry Patterson
by: James Larry Patterson, Attorney in Fact under Power of Attorney recorded as Instrument #1994-36507 in Probate Office of Shelby County, Alabama.

LEGAL DESCRIPTION

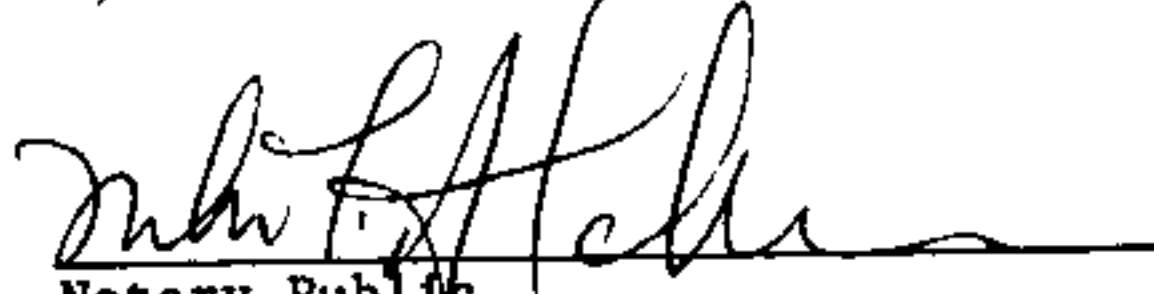
A parcel of land situated in or near the SW corner of the NW 1/4 of NW 1/4 of Section 26, Township 21, Range 1 West, and described as commencing at the SW corner of the NW 1/4 of NW 1/4 of Section 26, Township 21, Range 1 West and run North 85 degrees 30 minutes East 150 feet along the center of the Old Columbiana-Saginaw cut off road; thence North 72 degrees East, 290.6 feet along the middle of said road to a culvert, said point being designated herein as reference point "A"; thence North 11 degrees 15 minutes West 328.2 feet, more or less, to a point 10.0 feet South of the Southern line of the Right of Way of the Southern Railroad; thence South 53 degrees 50 minutes West parallel with the South line of said Right of Way 90.0 feet to the point of beginning of the parcel herein described, said point being 10.0 feet South of the Southern line of said Right of Way of said Railroad; thence continue parallel with said Southern Line of Right of Way of Southern Railroad 85.0 feet, said point being 10.0 feet South of the Southern line of said Right of Way of said Railroad; thence run in a Southerly direction 210 feet, more or less, to a point on the center of the Old Columbiana-Saginaw cut off road which is 195.0 feet measured in a Westerly direction from said reference point "A" along the center line of said road; thence in a Easterly direction along the center of said Old Columbiana-Saginaw cut off road 97.0 feet; thence in a Northerly direction 215 feet, more or less, to the point of beginning.

According to the survey of Robert O. Blain, Ala. Reg. No. 9789, dated November 34, 1994.

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared JAMES LARRY PATTERSON, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 13th day of December, 1994.


Notary Public

My commission expires: 10-16-96

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared JAMES LARRY PATTERSON, whose name as Attorney in Fact for SUSAN DIAN GRANTHAM, LEONARD DWIGHT SMITH, EDWARD LEVI SMITH, and TIMOTHY WAYNE SMITH, 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 executed the same voluntarily on the day the same bears date, in his capacity as such Attorney in Fact.

Given under my hand and official seal, this 13th day of December, 1994.


Notary Public

My commission expires: 10-16-96

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