

This instrument was prepared by

Courtney Mason & Associates PC  
1904 Indian Lake Drive, Ste 100  
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY THOUSAND & NO/100---- (\$120,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we Gregory T. Durrett and wife, Teresa Marie Williams Durrett (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Daryl Altenhof, a single individual (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached Exhibit A for Legal Description

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

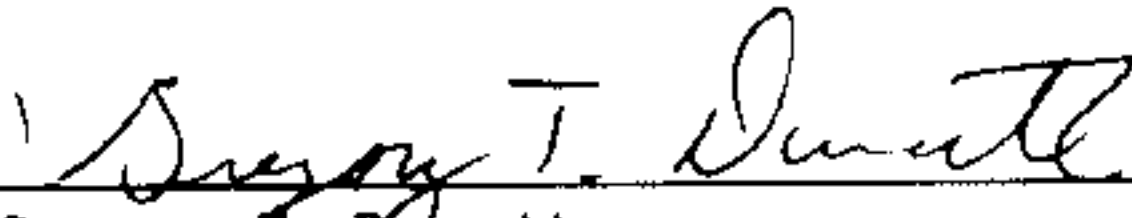
\$105,010.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 300 Thompson Road, Alabaster, Alabama 35007.

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 30th day of April, 1996.

  
\_\_\_\_\_  
Gregory T. Durrett (SEAL)

  
\_\_\_\_\_  
Teresa Marie Williams Durrett (SEAL)

STATE OF ALABAMA

SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gregory T. Durrett and wife, Teresa Marie Williams Durrett 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of April A.D., 1996

  
\_\_\_\_\_  
Notary Public

Inst # 1996-14183

COURTNEY H. MASON, JR.  
MY COMMISSION EXPIRES  
3/5/99

05/01/1996-14183  
12:24 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCD 26.00

Inst # 1996-14183

Exhibit A

A parcel of land in the NW 1/4 of the NE 1/4 of Section 3, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the NW corner of the NW 1/4 of the NE 1/4 of Section 3, Township 21 South, Range 3 West, Shelby County, Alabama and run thence South 00 deg. 14 min. 13 sec. West along the West line of said 1/4 1/4 587.80 feet to a point; thence run South 87 deg. 49 min. 53 sec. East 331.04 feet to a point; thence run North 00 deg. 37 min. 57 sec. West 20.0 feet to a steel pin corner and the point of beginning of the property being described; thence continue along last described course 190.00 feet to a steel pin corner; thence run South 87 deg. 48 min. 47 sec. East 447.85 feet to a steel pin corner on the West right of way line of Highway No. 264 AKA Thompson Road; thence run South 27 deg. 40 min. 18 sec. West along said right of way line of said road 44.31 feet to a steel pin corner; thence run South 12 deg. 25 min. 59 sec. West along said right of way 202.89 feet to a steel pin corner; thence run North 80 deg. 23 min. 55 sec. West 386.58 feet to the point of beginning; being situated in Shelby County, Alabama.

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