

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME William H. Halbrooks

June H. Wikingstad

ADDRESS 704 Independence Plaza

P.O. Box 530644

B'ham, AL 35253

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.**

BIRMINGHAM ALA

STATE OF ALABAMA
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifteen Thousand and no/100-----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, or we,
William Lindsay and wife, Annie H. Lindsay

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

(herein referred to as grantees, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit: inst # 1996-23425

See Attached Exhibit "A" for Legal Description.

07/22/1996-23425
10:24 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 RCD 61.00

Subject to:

1. Taxes for the year 1996 and subsequent years.
2. Restrictions, limitations and conditions as set out in Map Book 13, Page 131, in said Probate Office, and Map Book 8, Page 125.

\$35,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

\$30,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

William Lindsay is one and the same person as William L. Lindsay.

Grantee or assigns agrees that subject property will not be used for a mobile home or trailer park.

TO HAVE AND TO HOLD to the said grantees, 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 11th day of July, 1996.

(Seal)
(Seal)
(Seal)

William Lindsay (Seal)
William Lindsay

Annie H. Lindsay (Seal)
Annie H. Lindsay

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Lindsay and wife, Annie H. Lindsay whose name is 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 11th day of July, A. D., 1996

William H. Halbrooks
Notary Public.

Inst # 1996-23425

EXHIBIT "A"

Parcel I

A parcel of land situated in the SW 1/4 of Section 12, Township 21 South, Range 5 West, Shelby County, Alabama; aka, part of Lot 4 of Whispering Pines Farms as recorded in Map Book 8 page 125 and resurvey in Map Book 13 page 131, more particularly described as follows: Commence at the northeast corner of the NE 1/4 of the SW 1/4 of Section 12, Township 21 South, Range 5 West, Shelby County, Alabama and run thence westerly along the north line of said 1/4-1/4 section a distance of 824.55 feet to the point of beginning of the property being described; thence continue along last described course a distance of 549.10 feet to a point; thence turn 89 deg. 24 min. 44 sec. left and run southerly a distance of 917.51 feet to a point on the north margin of Shelby County Highway No. 13 in a curve to the right; thence turn 84 deg. 55 min. 51 sec. left to chord and run easterly along the chord of said right of way curve a chord distance of 140.41 feet to the P.T. of said curve; thence turn 00 deg. 44 min. 05 sec. right from chord and run easterly along the said north margin of said highway a distance of 444.04 feet to a point; thence turn 97 deg. 41 min. 51 sec. left and run northerly a distance of 990.57 feet to the point of beginning.

Parcel II

A parcel of land situated in the NE 1/4 of the SW 1/4 of Section 12, Township 21 South, Range 5 West, Shelby County, Alabama; aka, Lot 4 of Whispering Pines Farms, as recorded in Map Book 8 page 125 and resurveyed in Map Book 13 page 131 in the Probate Office of Shelby County, Alabama; more particularly described as follows: Commence at the Northeast corner of the NE 1/4 of the SW 1/4 of Section 12, Township 21 South, Range 5 West, Shelby County, Alabama and run thence westerly along the North line of said 1/4-1/4 section a distance of 606.80 feet to the point of beginning of the Property being described; thence continue along last described course a distance of 217.75 feet to a point; thence turn 90 deg. 18 min. 21 sec. left and run southerly a distance of 990.57 feet to a point on the north margin of Shelby County Highway No. 13; thence turn 82 deg. 18 min. 09 sec. left and run easterly along said margin of said highway a distance of 217.75 feet to a point; thence turn 97 deg. 35 min. 14 sec. left and run northerly a distance of 1018.58 feet to the point of beginning, All being situated in Shelby County, Alabama.

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