

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
JEFFERY T. JORDAN

835 Highway 333
Columbiana, AL 35051

STATE OF ALABAMA}
SHELBY COUNTY}

^{Warranty Deed}
KNOW ALL MEN BY THESE PRESENTS, That in consideration of **EIGHTY-SIX THOUSAND FIVE HUNDRED DOLLARS AND NO/100's (\$86,500.00)** to the undersigned grantor or grantors, **LAURA M. WHITAKER**, an unmarried woman, (herein referred to as Grantors, whether one or more), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTORS do grant, bargain, sell, and convey unto **JEFFERY T. JORDAN** (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in **SHELBY County, Alabama**:

From the NE corner of the NE 1/4 of the SE 1/4 of Section 15, Township 20 South, Range 1 West, run West along the North boundary of the NE 1/4 of the SE 1/4 of Section 15, Township 20 South, Range 1 West, 189.17 feet to a point in the center of a dirt road for the point of beginning of the land herein described and conveyed; thence continue West along the North boundary of the NE 1/4 of the SE 1/4, Section 15, Township 20 South, Range 1 West for 1148.38 feet, more or less, to the NW corner of the NE 1/4 of SE 1/4, Section 15, Township 20 South, Range 1 West; thence turn an angle of 88 degrees 10 minutes to the left and run South along the West boundary of the NE 1/4 of the SE 1/4 of Section 15, Township 20 South, Range 1 West for 163.94 feet; thence turn an angle of 71 degrees 11 minutes to the left and run 727.59 feet more or less, to the point in the center of a dirt road; thence turn an angle of 62 degrees 48 minutes to the left and run Northeasterly along the center of said Road for 265.74 feet; thence turn an angle of 3 degrees 16 minutes to the right and continue along the center of said road for 251.25 feet; thence turn an angle of 7 degrees 35 minutes to the left and continue along the center of said road for 116.42 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.

Subject to:

Ad valorem taxes for 1997 and subsequent years not yet due and payable until October 1, 1997. Existing covenants and restrictions, easements, building lines, and limitations of record.

\$ 85,629.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Laura M. Whitaker is the surviving grantee in that certain deed recorded in Real Book 041, Page 898 and the other grantee, Jon Harris Whitaker is deceased having died on or about September 18, 1990.

TO HAVE AND TO HOLD Unto 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 GRANTEES, their heirs and assigns, that I am/we are lawfully seized in fee simple of said premises; that the 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, I/we have hereto set my/our hand(s) and seal(s), this the 15 day of January, 1997.

STATE OF Connecticut
HARTFORD COUNTY}

Laura M. Whitaker
LAURA M. WHITAKER

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **LAURA M. WHITAKER**, 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, he, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 15th day of January, 1997.

AFFIX SEAL

Robert M. Bruns
Notary Public

STATE OF Connecticut
My Commission Expires:

Inst # 1997-03221
JAN 30 2000

01/31/1997-03221
09:10 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

Inst # 1997-03221

EXHIBIT "A"

Commence at the Northeast corner of the NE 1/4 of the SE 1/4 of Section 15, Township 20 South, Range 1 West and run in a Westerly direction along the North line of said 1/4-1/4 Section for 219.85 feet to a point in the center of a public road (Shelby County Highway No. 333) for the point of beginning; thence continue along the last stated course for 1124.34 feet to the Northwest corner of said 1/4-1/4 Section; thence 88 degrees 10 minutes to the left in a Southerly direction along the Westerly line of said 1/4-1/4 Section for 163.94 feet to a point; thence 71 degrees 11 minutes left and run in a Southeasterly direction for 709.06 feet to a point in the center of a public road (Shelby County Highway No. 333); thence 63 degrees 49 minutes 55 seconds to the left in a Northeasterly direction along the center of said public road for 265.74 feet to a point; thence 00 degrees 54 minutes 40 seconds to the right in a Northeasterly direction along the center of said public road for 251.25 feet to a point; thence 01 degrees 48 minutes to the left in a Northeasterly direction along the center of said public road for 116.42 feet to the point of beginning.

Situated in Shelby County, Alabama.

According to survey of Robert O. Blain, PLS 9789, dated January 19, 1997.

LESS AND EXCEPT the following described property, to-wit:

Commence at the northeast corner of the NE 1/4 of the SE 1/4 of Section 15, Township 20 South, Range 1 West and run in a Westerly direction along the North line of said 1/4-1/4 Section for 219.85 feet to a point in the center of a public road (Shelby County Highway No. 333) to a point; thence 43 degrees 09 minutes 40 seconds left in a Southwesterly direction along the center of said public road for 116.42 feet to a point; thence 1 degrees 48 minutes right in a Southwesterly direction along the center of said public road for 251.25 feet to a point; thence 00 degrees 54 minutes 40 seconds left in a Southwesterly direction along the center of said public road for 265.74 feet to a point; thence 63 degrees 49 minutes 55 seconds right in a Northwesterly direction for 33.19 feet to the point of beginning; thence continue along the last stated course for 479.44 feet to a point; thence 93 degrees 20 minutes 05 seconds right in a Northeasterly direction for 36.41 feet to a point; thence 90 degrees 00 minutes right in a Southeasterly direction for 482.70 feet to a point; thence 116 degrees 10 minutes 05 seconds right in a Southwesterly direction for 9.21 feet to the point of beginning.

Inst. # 1997-08221-3221

01/31/1997-03221
09:10 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 MCD

12.00