

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 FOUR HUNDRED SIXTY THOUSAND & NO/100---- (\$460,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we Dixie Jones Snowden and husband, Thomas A. Snowden, Jr. (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Jimmie R. Ryan, a married man (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land located in the SE 1/4 of SE 1/4 of Section 36, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the SW corner of the SE 1/4 of SE 1/4 of Section 36, Township 21 South, Range 3 West, thence Northerly along the West line of said 1/4-1/4 section 393.5 feet to the NW corner of the Eanes property and the point of beginning of the tract of land herein described, thence continue along the last mentioned course 487.5 feet to the SW corner of the Buckner property; thence 94 deg. 12. min. right Easterly 420 feet, thence 94 deg. 12 min. left Northerly 210 feet; thence 94 deg. 12 min. right Easterly 913.62 feet to the East line of said 1/4-1/4 section, thence 85 deg. 56 min. right Southerly along said section line 1091 feet to the SE corner of said section, thence 94 deg. 04 min. right Westerly along the South line left Westerly 427.9 feet to the point of beginning.

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

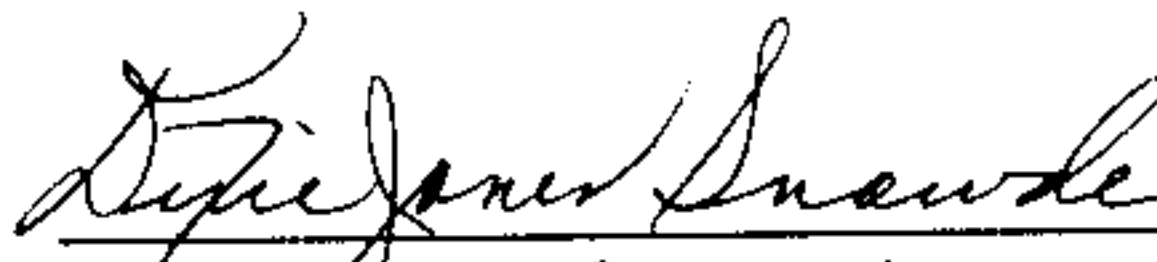
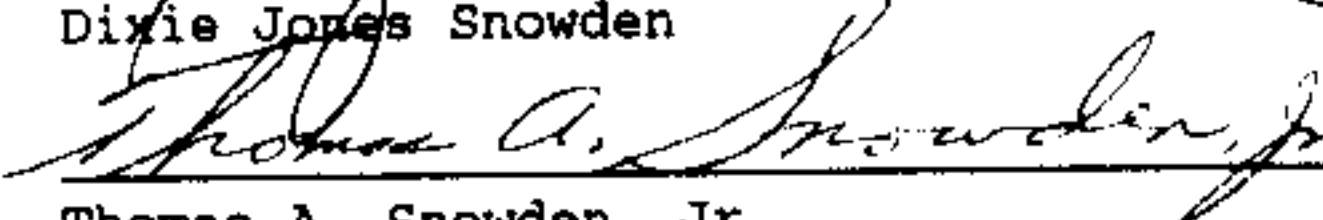
\$245,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 636 Highway 107 Montevallo, Alabama 35115

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 16th day of June, 1997.


Dixie Jones Snowden (SEAL)

Thomas A. Snowden, Jr. (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 Dixie Jones Snowden and husband, Thomas A. Snowden, Jr. 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 16th day of June A.D., 1997


Notary Public

Inst # 1997-19022

Inst # 1997-19022
06/18/1997
08:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 #01 223.50

Alabama Title