

WARRANTY DEED

Inst 0 1997-41249

This Instrument Was Prepared By:

SEND TAX NOTICE TO:

Frank K. Bynum, Esquire  
#17 Office Park Circle  
Birmingham, Alabama 35223

MELISSA JONES  
316 Aslan Forest  
Harpersville, AL 35078

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of ONE HUNDRED SIXTY FIVE THOUSAND AND NO/100 DOLLARS (\$165,000.00), to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, J. PHILLIP LAFFERTY and wife, CINDY K. LAFFERTY, (herein referred to as Grantors) do grant, bargain, sell and convey unto MELISSA JONES AND M. THOMAS COLLINS, (herein referred to as Grantee) the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Commence at the NW corner of the NW 1/4 of the SE 1/4 of Section 33, Township 18 South, Range 1 East; thence run N 89° 54' 08" E along the north line of said 1/4-1/4 section for a distance of 891.31' to the point of beginning; thence run S 24°49'28" W for a distance of 231.98' to a point on the northerly right of way of Shelby County Highway No. 450; thence run N 76°19'19" E along said right of way for a distance of 155.47' to the point of beginning of a curve to the right having a central angle of 01°30'11" and a radius of 2030.00' and a chord bearing of N 77°04'25" E; thence run along the arc of said curve and said right of way for a distance of 53.26'; thence run N 77°49'30" E along said right of way for a distance of 154.15' to the point of beginning of a curve to the right having a central angle of 11°34'21" and a radius of 730.00' and a chord bearing of N 83°36'46" E; thence run along the arc of said curve and said right of way for a distance of 147.48'; thence run N 89°24'02" E along said right of way for a distance of 51.27' to the point of beginning of a curve to the left having a central angle of 01°52'37" and a radius of 970.00' and a chord bearing of N 88°27'43" E; thence run along the arc of said curve and said right of way for a distance of 31.78'; thence run N 87°31'24" E along said right of way for a distance of 58°70' to the intersection of the westerly right of way of Shelby County Highway No. 55; said point being the point of beginning of a curve to the left having a central angle of 06°51'40" and a radius of 922.75' and a chord bearing of N 02°41'41" W; thence run along the arc of said curve and said right of way for a distance of 110.50'; thence run N 06°07'31" W along said right of way for a distance of 16.23' to the point of beginning of a curve to the right having a central angle of 11°18'63" and a radius of 1832.91' and a chord bearing of N 00°38'04" W; thence run along the arc of said curve and along said right of way for a distance of 361.96'; thence leaving said right of way run N 75°22'22" W for a distance of 182.05'; thence run N 84°48'19" W for a distance of 191.46'; thence run S 58°12'15" W for a distance of 515.18'; thence run S 24°49'28" W for a distance of 276.30' to the point of beginning.

ALSO: A 10.0' easement being the South 10.0' of the above described.

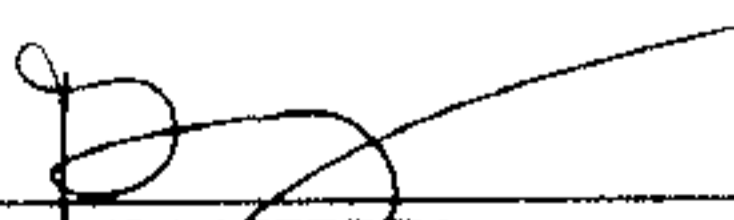

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$132,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, their heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 and seal, this 15th day of December, 1997.

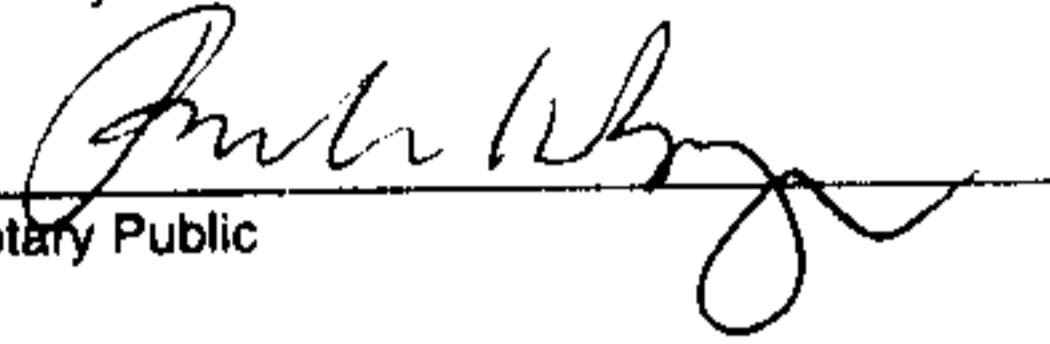
  
\_\_\_\_\_  
J. PHILLIP LAFFERTY  
  
\_\_\_\_\_  
CINDY K. LAFFERTY

12/18/1997-41249  
03:09 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 44.00

STATE OF ALABAMA )  
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that J. PHILLIP LAFFERTY and wife, CINDY K. LAFFERTY, 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 the 15th day of December, 1997.

  
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Notary Public

My Commission Expires: 11/20/2000

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