

This Instrument was prepared by:  
Conwill & Justice  
Attorneys at Law  
P.O. Box 557  
Columbiana, Alabama 35051

Send Tax Notice To:  
Jo Mudd  
P.O. Box 235  
Vincennes, AL 35178

WARRANTY DEED

STATE OF ALABAMA }

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Dollar and no/100 (\$1.00) to the undersigned grantor(s), in hand paid by the grantee herein, the receipt whereof is acknowledged, WE, **PATSY MCCRANIE, a married woman; DIANE CONWILL, a married woman and SHERRY ELLIOTT, a married woman** (herein referred to as grantor(s), grants, bargains, sells and conveys unto **JO MUDD** (herein referred to as grantee), the following described real situated in **SHELBY** County, Alabama, to-wit:

Begin at the Northwest corner of SW 1/4 of SE 1/4 of Section 28, Township 19 South, Range 2 East, and run South along the West line of said forty acres, 163 feet to the point of beginning; thence continue along said line, 180 feet to the Northwest corner of Donahoo residence lot; thence South 72 degrees 52 minutes East, along the North line of said Donahoo residence lot, 210 feet; thence South 75 degrees 37 minutes East along the North line of F. Jackson lot 96.5 feet; thence South 14 degrees 54 minutes East along the East line of said F. Jackson lot 101 feet; thence North 75 degrees 06 minutes East and along the Northerly line of J.W. Donahoo store lot 223 feet to the Westerly line of Alabama Highway No. 25; said point being the Southmost corner of W.E. Stone lot; thence run along said W.E. Stone lot North 55 degrees 47 minutes West 245 feet to the Westmost corner of said W.E. Stone lot; thence along the Westerly side of said W.E. Stone lot North 34 degrees 13 minutes East 180 feet to the Northmost corner of said W.E. Stone lot; thence North 87 degrees 45 minutes West, 429 feet to the point of beginning.

**ALSO**, a part of the SW 1/4 of the SE 1/4 of Section 28, Township 19, Range 2 East, described as follows: Beginning where the North line of the right-of-way of the Florida Short Route Highway intersects the West line of said forty acres, and run thence North along the West line of said forty acres 210 feet; thence Easterly and parallel with the North line of the right-of-way of said highway 210 feet; thence South and parallel with the West line of said forty acres 210 feet to the North line of the right-of-way of said highway; thence Westerly along the North line of said right-of-way 210 feet to the point of beginning.

**LESS AND EXCEPT** property described in that certain deed to Kidd Development Company dated November 29, 1976, recorded in Deed Book 302, Page 391, in the Probate Office of Shelby County, Alabama.

**ALSO, LESS AND EXCEPT** property described in that certain deed to Vinodoral J. Patel and Kala V. Patel dated September 25, 1984, recorded in Deed Book 003, Page 589, in the Probate Office of Shelby County, Alabama.

**ALSO, LESS AND EXCEPT** property described in that certain deed to John D. Kidd and Bernice S. Kidd, dated March 7, 1964, recorded in Deed Book 234, Page 495, in the Probate Office of Shelby County, Alabama.

02/28/2000-06051  
08:53 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
003 HNS 14.50

*Conwill & Justice*

Inst # 2000-06051

Subject to: easements, restrictions and rights-of-way of record.

THE ABOVE DESCRIBED PROPERTY CONSTITUTES NO PORTION OF THE HOMESTEAD OF GRANTORS, NOR THAT OF THEIR SPOUSES.

THIS DEED IS GIVEN TO CORRECT THE ERRONEOUS DEFECT CONTAINED IN THAT CERTAIN DEED DATED AUGUST 31, 1998, RECORDED IN INSTRUMENT NO. 1998-34051.

TO HAVE AND TO HOLD to the said grantee, her heirs and assigns forever.

And WE do, for ourselves and for our heirs, executors and administrators, covenant with said grantee, her heirs and assigns, that, WE are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set our hand(s) and seal(s) this 22<sup>nd</sup> day of February, 2000.

Patsy McCranie  
Patsy McCranie  
Diane Conwill  
Diane Conwill  
Sherry Elliott  
Sherry Elliott

STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Patsy McCranie, a married woman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand(s) and official seal this, the 22 day of February, 2000.

[Signature]  
Notary Public  
My Commission Expires: 9-10-02

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Diane Conwill, a married woman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand(s) and official seal this the 22 day of Feb, 2000.



Notary Public  
My Commission Expires: \_\_\_\_\_

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Sherry Elliott, a married woman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand(s) and official seal this the 22 day of Feb, 2000.



Notary Public  
My Commission Expires: \_\_\_\_\_

Inst # 2000-06051

02/28/2000-06051

08:53 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

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