

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, R.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244
STATE OF ALABAMA)

GRANTEE'S ADDRESS:

James M. Kirkwood
5931 Cahaba Valley Rd.
B, h, m, A, L. 35242

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Sixty Thousand and 00/100 (\$60,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Annie Mae Cunningham, a single individual (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, James M. Kirkwood and Frank D. Kirkwood, (hereinafter referred to as GRANTEES), their heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See attached legal description Exhibit "A"

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

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, their heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 1st day of May, 2000.

Annie Mae Cunningham
by Walter Cunningham
Her Attorney in Fact
Annie Mae Cunningham,
by: Walter Cunningham,
Her Attorney in Fact

State of Alabama)
County of Shelby)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Walter Cunningham, whose name as Attorney In Fact for Annie Mae Cunningham, 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, in his capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND THIS THE 1st DAY OF MAY, 2000.

My Commission Expires: 2-20-03

Notary Public

PEGGY L. MURPHREE
MY COMMISSION EXPIRES FEBRUARY 20, 2003

Inst # 2000-14541

05/04/2000-14541
08:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 71.00

EXHIBIT "A"

TRACT I:

Commence at the Southwest corner of the Southwest quarter of the Northeast quarter of Section 1, Township 21 South, Range 3 West; thence run Northerly along the West line thereof for 210.0 feet to the Point of Beginning; thence continue last described course for 210.0 feet; thence 90° 00' right run Easterly 210.00 feet; thence 90° 00' right run Southerly 88.01 feet to the Westerly right of way of U.S. Highway I-65; thence 29° 00' 52" right run Southwesterly along said right of way for 139.5 feet; thence 60° 59' 10" right run Westerly 142.34 feet to the Point of Beginning.

TRACT II:

Commence at the Southwest corner of the Southwest quarter of the Northeast quarter of Section 1, Township 21 South, Range 3 West; thence run Northerly along the West line thereof for 420.00 feet; thence 90° 00' right run Easterly 210.00 feet to the Point of Beginning; thence continue last described course for 48.81 feet to the Northwesternly right of way of U.S. Highway 65; thence 119° 00' 52" right run Southwesterly along said right of way for 100.64 feet; thence 150° 59' 08" right run Northerly for 88.01 feet to the Point of Beginning.

A. M. C.

Inst # 2000-14541

05/04/2000-14541
08:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

002 CJ1

71.00