

This form furnished by: **Cahaba Title, Inc.**

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This instrument was prepared by:

(Name) Brown and Battles, LLC  
(Address) 3150 Hwy 52 West  
Pelham, AL 35124

Send Tax Notice to:

(Name) Ronda Lynne Kornegay  
(Address) 5580 Roy Drive  
Helena, AL 35080

**WARRANTY DEED**

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Two Thousand 00/100\*\*\*\*\*(\$102,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,

Lewey Joe Harkins and wife, Barbara J. Harkins

(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto

Ronda Lynne Kornegay

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

See Attached Exhibit "A"

Mineral and mining rights excepted.

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

\$100,630.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Ronda Lynne Kornegay and Ronda Kornegay are one in the same.

Inst # 2000-23951

07/17/2000-23951  
11:44 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CJ1 12.50

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors 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, or its successors 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 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, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 30th  
day of June, 2000.

(Seal)

Lewey J. Harkins (Seal)  
Lewey Joe Harkins

(Seal)

(Seal)

(Seal)

Barbara J. Harkins (Seal)  
Barbara J. Harkins

STATE OF ALABAMA

SHELBY

County }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lewey Joe Harkins and wife, Barbara J. Harkins, whose name(s) 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 30th day of June, 2000.

2-25-2001

My Commission Expires:

[Signature]  
Notary Public

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

From the SW corner of the SW 1/4 of the NW 1/4 of Section 22, Township 20 South, Range 3 West, run Northerly along the West boundary line of the said SW 1/4 of NW 1/4 of Section 22, Township 20 S Range 3 West, for 506.15 feet, thence turn an angle of 89 degrees 51 minutes 40 seconds, to the right, and run Easterly 295.01 feet to the point of beginning of the land herein described; thence continue Easterly along the same course for 405.21 feet to a point on the West side of a road; thence turn an angle of 88 degrees 00 minutes 40 seconds, to the left and run Northerly along the west side of said road for 101.30 feet; thence turn an angle of 92 degrees 10 minutes 20 seconds to the left and run Westerly for 408.77 feet thence turn an angle of 89 degrees 54 minutes, to the left and run Southerly for 100.06 feet, more or less, to the point of beginning.

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