

This instrument was prepared by:

(Name) Larry L. Halcomb

Send Tax Notice To: Patricia Cole

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

name

60 Papa Lane

address

Chelsea, AL 35043

WARRANTY DEED-

STATE OF ALABAMA

Jefferson

COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIFTY FIVE THOUSAND AND NO/100-----

-----DOLLARS (\$55,000.00)
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Chesley Brandon Niven and wife, Kacy J. Niven

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

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama,
to-wit:

See Legal Description on attached Exhibit "A".

Mineral and mining rights excepted.

Subject to taxes for 2001.

\$ 55,000.00 of the purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

Inst # 2001-01827

01/17/2001-01827
02:03 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 001 15.00

TO HAVE AND 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 the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal (s), this 12th
day of January, 2001

_____(Seal)

Chesley Brandon Niven

Chesley Brandon Niven

_____(Seal)

Kacy J. Niven

Kacy J. Niven

_____(Seal)

_____(Seal)

STATE OF ALABAMA

Jefferson COUNTY }

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for the said County, in said State, hereby certify that
Chesley Brandon Niven and wife, Kacy J. Niven
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 hands and official seal this 12th day of January A.D., 2001

Larry L. Halcomb

Notary Public

My Commission Expires
January 23, 2002

Exhibit "A"

Legal Description

BEGIN AT THE SE CORNER OF THE SE1/4 OF THE SE1/4 OF SECTION 4, TOWNSHIP 20 SOUTH, RANGE 1 WEST AND RUN THENCE NORTH ALONG THE EAST LINE OF SAID 1/4 1/4 SECTION FOR A DISTANCE OF 420 FEET TO THE POINT OF BEGINNING; THENCE RUN WEST PARALLEL WITH THE SOUTH LINE OF SAID 1/4 1/4 SECTION, A DISTANCE OF 210 FEET; THENCE RUN NORTH PARALLEL WITH THE EAST LINE OF SAID 1/4 1/4 SECTION, A DISTANCE OF 210 FEET; THENCE RUN EAST PARALLEL WITH THE SOUTH LINE OF SAID 1/4 1/4 SECTION, A DISTANCE OF 210 FEET; THENCE RUN SOUTH PARALLEL WITH THE WEST LINE OF SAID 1/4 1/4 SECTION, A DISTANCE OF 210 FEET TO THE POINT OF BEGINNING.

ALSO, AN NON-EXCLUSIVE EASEMENT TO PROVIDE INGRESS AND EGRESS TO AND FROM THE ABOVE DESCRIBED PROPERTY, OVER AND ALONG SAID EXISTING ROADWAY EXTENDING FROM THE ABOVE DESCRIBED PROPERTY TO SHELBY COUNTY HIGHWAY 335.

Inst # 2001-01827

01/17/2001-01827
02:03 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 C31

15.00