

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Wendy Conover
2470 Highway 49
Columbiana, AL 35051

STATE OF ALABAMA)
 :
) **GENERAL WARRANTY DEED**
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Twenty-Two Thousand Five Hundred and 00/100 (\$122,500.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **David D. Freeman, a married man, and Carl H. Marbury, a single man**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Wendy Conover**, (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

EXHIBIT "A" IS ATTACHED HERETO AND MADE A PART HEREOF.

Subject To:

Ad valorem taxes for 2002 and subsequent years not yet due and payable until October 1, 2002. Existing covenants and restrictions, easements, building lines and limitations of record.

\$72,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

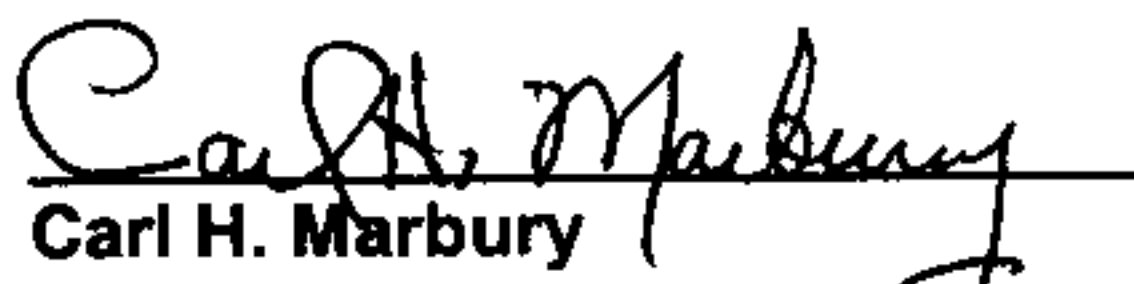
The property conveyed herein does not constitute the homestead of the Grantors or their spouse(s).

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, her heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS 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 GRANTORS will, and GRANTORS' 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 GRANTORS have hereunto set their hands and seals this the **28th** day of **January**, **2002**.

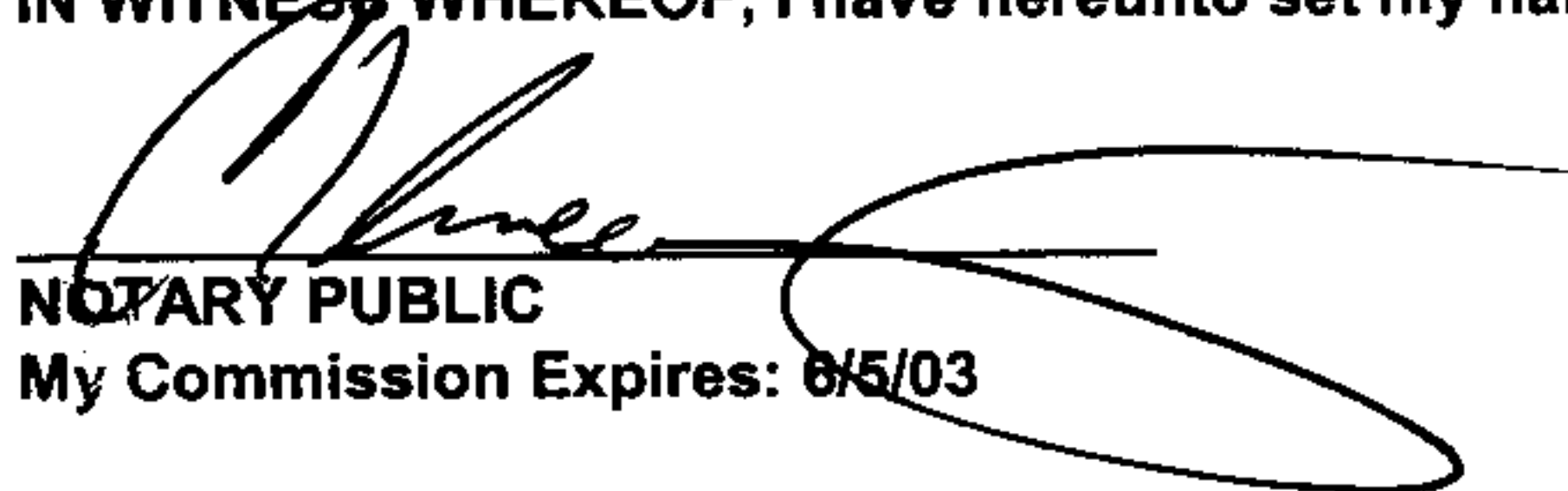

David D. Freeman


Carl H. Marbury

STATE OF ALABAMA)
 :
) COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that David D. Freeman, and Carl H. Marbury , 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 Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of January, 2002.


NOTARY PUBLIC
My Commission Expires: 6/5/03

Inst # 2002-05028

01/29/2002-05028
02:51 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 64.50

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located in the Northwest 1/4 of the Southeast 1/4 of Section 21, Township 18 South, Range 1 East, Shelby County, Alabama. BEGIN at the Northeast corner of said 1/4-1/4 Section and run North 87 deg. 31 min. 25 sec. West along the North line 1020.11 feet; thence South 1 deg. 45 min. 20 sec. East a distance of 295.39 feet; thence North 87 deg. 31 min. 25 sec. West a distance of 295.39 feet; thence South 1 deg. 45 min. 20 sec. East a distance of 660.02 feet; thence North 88 deg. 28 min. 43 sec. East a distance of 330.24 feet; thence South 0 deg. 02 min. 42 sec. East a distance of 395.78 feet; thence South 87 deg. 37 min. 29 sec. East a distance of 980.94 feet; thence North 1 deg. 06 min. 11 sec. West a distance of 1326.03 feet to the POINT OF BEGINNING; being situated in Shelby County, Alabama..

ALSO a 30 foot easement for ingress, egress and utilities running along the East side of the West line of the Northwest 1/4 of the Southeast 1/4 of Section 21, Township 18 South, Range 1 East, from the Southerly side of Robert Parker Road 90 feet North to the above described property, being more particularly described as follows: Commence at the Northeast corner of said 1/4-1/4 Section and run North 87 deg. 31 min. 25 sec. West along the North line 1020.11 feet; thence South 1 deg. 45 min. 20 sec. East a distance of 295.39 feet; thence North 87 deg. 31 min. 25 sec. West a distance of 295.39 feet; thence South 1 deg. 45 min. 20 sec. East a distance of 295.39 feet; thence North 87 deg. 31 min. 25 sec West a distance of 295.29 feet; thence South 1 deg. 45 min. 20 sec. East a distance of 660.02 feet to the Northwest corner and POINT OF BEGINNING of said 30 foot easement, thence South 0 deg. 01 min. 24 sec. East a distance of 90 feet to the Southwest corner of said easement; thence North 88 deg. 28 min. 43 sec. East a distance of 30 feet to the Southeast corner of said easement; thence North 0 deg. 01 min. 24 sec. West a distance of 90 feet to the Northeast corner of said easement; thence South 88 deg. 28 min. 43 sec. West a distance of 30 feet to the point of beginning.

ctm
RF

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