

THIS INSTRUMENT PREPARED BY:
Douglas W. Ingram, Attorney
987 Gadsden Highway
Birmingham, AL 35235

Mail Tax Notice to: Vernon Cunningham 70 Hillsdale Drive Columbiana, AL 35051

2000

WARRANTY DEED		
ALABAMA)	
SHELBY COUNTY)	Know All Men By These Presents.

That in consideration of <u>Ten and 00/100 Dollars</u> (\$10.00) and other good and valuable consideration to the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged, I or we,

Mary Jane Cunningham, a single woman

herein referred to as GRANTOR(S) do grant, bargain, sell and convey unto

Vernon Cunningham

(herein referred to as GRANTEE(S), the real estate described as follows, and situated in Shelby County, Alabama, to-wit:

See Attached Exhibit "A"

\$88,347.33 of the above consideration is being paid by a Mortgage executed and recorded simultaneously herewith

Mary Jane Cunningham is the surviving Grantee of that certain survivorship deed dated November 19, 1993 and recorded on November 19, 1993 in Instrument # 1993-36901 in the Probate Office of Shelby County, Alabama, the other Grantee, Leroy Green having died on or about May 14, 2004

Subject to easements, restrictions, reservations, rights-of-way, limitations, covenants, conditions and mineral and mining rights, of record, if any.

TO HAVE AND TO HOLD, to the said GRANTEE(S), his, her or their heirs and assigns forever And we do, for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE(S), their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF,		have hereunto set my hand and seal this 4 day of Nov., 2	007
		Mary Jane Cunningham	
		Seal	
STATE OF ALABAMA) Compared A also a sale de	
EFFERSON COUNTY) General Acknowledgment)	

I, <u>Douglas W. Ingram</u>, a Notary Public in and for said County, in said State, hereby certify that Mary Jane Cunningham, a single woman whose name 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 she executed the same voluntarily as their act on the day the same bears date.

Given under my hand and official seal this 14 day of Nov. A.D. 2007

NOTARY PUBLIC: Douglas W. Ingram

My Commission Expires: 7-26-2008

EXHIBIT "A"

20071203000546510 2/2 \$15.00 Shelby Cnty Judge of Probate, AL 12/03/2007 09:56:57AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

A parcel of land lying in the Southwest 1/4 of the Southwest 1/4 of Section 1. Township 22 South, R I West in Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of the above said 1/4-1/4; Thence run North along the West line of said 1/4-1/4 for a distance of 1311.80 feet to a point; Thence deflect an angle right of 89 25 20 and run Easterly for a distance of 276.26 feet to a point to a point on the Easterly right of way margin of Egg and Butter road; Thence deflect an angle right of 89 35 00 and run South along said right of way for a distance of 237.02 to a point; Thence deflect an angle left of 154 54 and run South along said right of way for a distance of 111.37 feet to a point; thence deflect an angle left of 86 34 31 and leaving said right of way run Easterly for a distance of 389.67 feet to a point, said point being the POINT OF BEGINNING of the following described parcei; Thence continue along the last described course for a distance of 200.00 feet to a point; Thence deflect an angle left of 93 56 08 and run Northerly for a distance of 65.00 feet to a point; Thence deflect an angle left of 86 03 52 and run Westerly for a distance of 60.00 feet to a point; Thence deflect an angle right of 91 59 26 and run Northerly for a distance of 167.60 feet to a point lying on the Southerly margin of Hillsdale Road; thence deflect an angle left of 73 21 03 and run Northwesterly along said margin for a distance of 170.00 feet to a point: Thence deflect an angle left of 112 34 31 and leaving said margin run Southerly for a distance of 287.36 feet to the POINT OF BEGINNING, said parcel containing 1.00 acre more or less.