

This instrument prepared by
Wade H. Morton, Jr., Attorney at Law
South Main Street, P O Box 1227
Columbiana, Alabama 35051

STATE OF ALBAMA)
SHELBY COUNTY)

EXHIBIT "A"
ADMINISTRATRIX'S STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that:

WHEREAS, Ella Mae Evans Barnett the Administratrix of the Estate of Thelma L. Evans, deceased, duly appointed by and qualified in the Probate Court of Shelby County, Alabama, heretofore applied for, and on the 7th day of October, 1987, obtained an order of said Court for the sale of lands of said Estate, as described below, which lands were sold by said Administratrix in pursuance of said order at public sale between the hours of 11:00 o'clock A.M. and 4:00 o'clock P.M. on the 12th day of November, 1987 at Columbiana in Shelby County, Alabama, to Ronald Joe Adaway for the sum of Ten Thousand (\$10,000.00) Dollars, after first having given notice precisely as directed in said order of the day, place and terms of said sale, and a description of the lands, to-wit: By publication once a week for three successive weeks in the Shelby County Reporter, a newspaper published in said County; and,

WHEREAS, said sale was duly reported by said Administratrix, and on the 24th day of November, 1987, the same was confirmed by an order of said Court; and,

WHEREAS, the whole of said purchase money has been paid, and said Court upon the application of said Administratrix hath ordered a conveyance of said lands to be made by said Administratrix to Ronald Joe Adaway thereof according to law.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, the undersigned ELLA MAE EVANS BARNETT, as Administratrix of the Estate of Thelma L. Evans, deceased, acting under and pursuant to the final confirmation order of said Court, does hereby grant, convey and transfer in fee simple unto RONALD JOE ADAWAY, hereinafter referred to as Grantee, all right, title and interest which Thelma L. Evans, deceased, had in and to the following described real property situated in Shelby County, Alabama, at the time of her death, to-wit:

Commencing at the Southwest corner of Section 6, Township 21 South, Range 2 East; thence North 2 degrees 30 minutes west (Magnetic Bearing) along the West boundary of Section 6 a distance of 1314.93 feet to a point; thence North 87 degrees 58 minutes East (MB) parallel to the South boundary of Section 6, a distance of 30.0 feet to the point of beginning of the property herein described; thence continue North 87 degrees 58 minutes East (MB) a distance of 489.50 feet to the point of intersection with the West boundary of Lot No. 37 of the Mitchell Subdivision recorded in Map Book 4, at Page 41 in the Probate Office, Columbiana, Alabama; thence North 2 degrees 30 minutes West (MB) along the said West boundary of Lot 37 a distance of 19.61 feet to the point of

intersection with the South boundary of Kennedy Avenue; thence Northwesterly along the said South boundary of Kennedy Avenue along a 4 degree 30 minute curve to the right a distance of 102.05 feet to a point; thence North 74 degrees 08 minutes West (MB) along the said South boundary of Kennedy Avenue a distance of 68.20 feet to a point; thence North 15 degrees 52 minutes East (MB) a distance of 5.0 feet to a point; thence Westerly along the South boundary of Kennedy Avenue, along a 7 degree 06 minute curve to the left a distance of 193.96 feet to a point; thence continue Westerly along the South boundary of Kennedy Avenue South 89 degrees 45 minutes West (MB) a distance of 137.40 feet to a point on the East margin of Hebb Street; thence South 2 degrees 30 minutes East (MB) along the East margin of Hebb Street, a distance of 114.06 feet to the point of beginning,

Grantee's title to the real property conveyed by this deed is subject only to: (1) Taxes for 1988 and subsequent years, which are Grantee's responsibility; (2) possible unfiled mechanic's and materialmen's liens; (3) rights of parties in possession, deficiency in quantity of land, boundary line disputes, roadways, unrecorded easements or any matters not of record which would be disclosed by an accurate survey and inspection of the premises; and, (4) easement to Southern Bell Telephone and Telegraph Company as recorded in Deed Book 263, at Page 827, in Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD to said Grantee and to the Grantee's heirs and assigns forever.

IN WITNESS WHEREOF, I, the said ELLA MAE EVANS BARNETT, as Administratrix of the Estate of Thelma L. Evans, deceased, have executed this deed of conveyance on this 24th day of November, 1987.

ELLA MAE EVANS BARNETT

Administratrix of the Estate of Thelma L. Evans, deceased

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Ella Mae Evans Barnett, whose name as Administratrix of the Estate of Thelma L. Evans, deceased, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of this conveyance, she, in her capacity as such Administratrix, executed the same on the day the same bears date.

Given under my hand and official seal on this 24th day of November, 1987.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

STATE OF ALABAMA 24, PM 3:17

SHELBY COUNTY

I hereby certify that the conveyance under which the foregoing instrument is made has been confirmed by the Probate Court of Shelby County, and I hereby certify that the foregoing conveyance, as made, has been confirmed by said Court, this the 24th day of November, 1987.

RECORDING FEES	
Notary Public	Recording Fee \$12.50
	Index Fee 1.00
	TOTAL \$13.50

Probate Judge, Shelby County

SEND TAX NOTICES TO: