

This instrument was prepared by

COURTNEY H. MASON, JR.
2032 Valleydale Road
Birmingham, Alabama 35244

1209
WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY FIVE THOUSAND & 00/100---- (\$75,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Edith Suzanne Allen, a single individual (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Brenda Woodhouse, a single individual (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" for legal description

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

\$67,500.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 10 Indianwood Terrace, Pelham, Alabama 35124

TO HAVE AND TO 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 15th day of January, 1988.

Edith Suzanne Allen
Edith Suzanne Allen

(SEAL)

STATE OF ALABAMA

SHELBY COUNTY COUNTY

General Acknowledgment

I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said State, hereby certify that Edith Suzanne Allen, a single individual 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 on the day the same bears date.

Given under my hand and official seal this 15th day of January A.D., 1988

[Signature]
Notary Public

My Commission Expires March 10, 1991

EXHIBIT "A"

Lot 10 according to the map of Indianwood Terrace as recorded in Map Book 9, Page 172 in the Office of the Judge of Probate, Shelby County Courthouse, more particularly described as follows: Commence at the SW corner of the NE 1/4 of the NE 1/4 of Section 36, Township 19 South, Range 3 West, thence northerly along the West line of said 1/4 1/4 section a distance of 470.41'; thence 82 deg. 00 min. right Northeasterly 350.7'; thence 95 deg. 20 min. left 25.11' to the north right of way boundary of Indianwood Terrace and the point of beginning of tract of land herein described; thence continue along the last described course 119.56' through the centerline of a duplex building, dividing it into two (2) separate units, thence 81 deg. 56 min. 30 sec. right 59.32'; thence 103 deg. 23 min. 30 sec. right 132.78' to the north right of way line boundary of Indianwood Terrace, thence 90 deg. 00 min. right Southwesterly 46.60' to the point of beginning.

ALSO AN EASEMENT for ingress and egress across the following described property: Commence at the SW corner of the NE 1/4 of the NE 1/4 of Section 36, Township 19 South, Range 3 West; thence northerly along the west line of said 1/4 1/4 section 470.41'; thence 82 deg. 00 min. right Northeasterly 395.0'; thence 90 deg. 00 min. left Northeasterly 25' to the North right of way boundary of Indianwood Terrace and the SE corner of Lot 10, and the point of beginning of tract of land herein described, thence continue along the last mentioned course 33.6'; thence 90 deg. 00 min right Easterly, 9.0', thence 90 deg. 00 min. right southerly 33.6' to the North right of way boundary of said street, thence 90 deg. 00 min. right 9.0' to the point of beginning; and herein called Lot 10.

ESA 115-00

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

88 JAN 19 AM 9:48

Thomas A. Saunders Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 7.50
2. Mig. Tax	---
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	13.50