

This instrument was prepared by:  
(Name) Courtney H. Mason, Jr., Attorney  
(Address) 2032 Valleydale Road  
Birmingham, Alabama 35244

Send Tax Notice to:  
(Name) Ricky Dale Junkins  
(Address) Route 2, Box 244  
Alabaster, Alabama 35007

**WARRANTY DEED**

STATE OF ALABAMA }  
Shelby COUNTY } <sup>2133</sup> KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY THOUSAND AND NO/100 (\$30,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

**C. P. Pinyan, a widower**

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

**Ricky Dale Junkins**

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

See exhibit "A" for legal description.

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

\$28,500.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

*C.P.*

C. P. Pinyan is the surviving grantee of that certain deed as recorded in Deed Book 300 Page 787, the other grantee, Billie G. Pinyan, having died on or about the 23rd day of May, 1988.

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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 (we) have hereunto set my (our) hand(s) and seal(s) this 27th day of July, 19 88.

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

*C. P. Pinyan*  
\_\_\_\_\_  
C. P. Pinyan (Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA }  
Shelby County } General Acknowledgment

I, \_\_\_\_\_ the undersigned, \_\_\_\_\_ a Notary Public in and for said County, in said State, hereby certify that **C. P. Pinyan, a widower**

whose name(s) 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 27th day of July, 19 88

3-10-91  
My Commission Expires:

*[Signature]*  
\_\_\_\_\_  
Notary Public

Exhibit "A"

Part of the NW 1/4 of the SE 1/4 of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Beginning at the point of intersection of the South right-of-way of Old Highway 31 with the West line of NW 1/4 of SE 1/4 of said Section 12, run thence South along said West line of NW 1/4 of SE 1/4 a distance of 139.62 feet to an existing iron pin being on the North right-of-way line of Seaboard System Railroad; thence turn an angle to the left of 87 deg. 09 min. and run in an Easterly direction along the North right-of-way line of said Seaboard System Railroad for a distance of 106.88 feet to an existing iron pin, being the Southwest corner of a certain parcel of land as described in Book 327 Page 557, recorded in the Office of the Judge of Probate of Shelby County, Alabama; thence turn an angle to the left of 87 deg. 02 min. and run in a Northerly direction along the West line of said parcel described in Book 327 Page 557 for a distance of 104.45 feet, more or less, to an existing iron pin, being on the South right-of-way line of Old Highway 31; thence turn an angle to the left of 76 deg. 32 min. 46 sec. and run in a Northwesterly direction along said South right-of-way line of Old Highway 31 for a distance of 124.3 feet, more or less, to an existing iron pin, being the point of beginning. Being situated in Shelby County, Alabama. Mineral and mining rights excepted.

*C. P. Pinyon*

STATE OF ALA. SHELBY  
I CERTIFY THIS  
INSTRUMENT WAS FILED

88 JUL 29 AM 11:39

*Thomas C. Hamilton, Jr.*  
JUDGE OF PROBATE

1. Good Tax	\$ 1.50
2. Mig. Tax	—
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	<u>7.50</u>

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