

This form furnished by:

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This instrument was prepared by:

(Name) Harold E. Walden, Attorney at Law
(Address) P. O. Box 1610
Alabaster, Alabama

Send Tax Notice to:

(Name) _____
(Address) 1117 - 29th St. So
Apt J - B'ham, AL
35205

WARRANTY DEED

STATE OF ALABAMA

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIVE THOUSAND and NO/100 (\$5,000.00)-----DOLLARS

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

JOHN P. ATCHISON and wife, HAZEL ALLENE ATCHISON,
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

REGINA A. PICKERING, a single woman,
(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

That part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 27, Township 21 South, Range 1 East, Shelby County, Alabama, described as follows: Commence at the Southeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section and thence run West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 510.60 feet to the point of beginning; thence continue West along said South line a distance of 140.00 feet; thence turn an angle of 111 degrees 00 minutes 27 seconds to the right and run a distance of 348.54 feet, to a point in a gravel road; thence turn an angle of 63 degrees 05 minutes 45 seconds to the right and run along or in said roadway a distance of 57.07 feet; thence turn an angle of 24 degrees 11 minutes 32 seconds to the right and continue along or in said roadway a distance of 75.71 feet; thence turn an angle of 91 degrees 58 minutes 55 seconds to the right and run a distance of 327.79 feet to the point of beginning, containing 1.00 acres. Said lot being shown as Parcel No. 2 on the survey dated April 22, 1981 by Frank W. Wheller, Alabama Registered Land Surveyor No. 3385.

Subject to all easements and rights-of-way of record.

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 _____

day of August 1988
1. Copy Tax \$5.00
2. Mfg. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 8.50
JUDGE OF PROBATE

I CERTIFY THIS
INSTRUMENT WAS FILED

88 AUG 12 PM 4:05

John P. Atchison (Seal)
John P. Atchison

Hazel Allene Atchison (Seal)
Hazel Allene Atchison

STATE OF ALABAMA

SHELBY

County }

General Acknowledgment

I, Jane Carlisle, a Notary Public in and for said County,
in said State, hereby certify that John P. Atchison and wife, Hazel Allene Atchison

whose name(s) are signed to the foregoing conveyance, and who are X known to me, acknowledged before me on this
day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 12th day of August 12 19 88

MY COMMISSION EXPIRES FEBRUARY 21, 1991

My Commission Expires:

Jane Carlisle
Notary Public