

This form furnished by:

**Cahaba Title, Inc.**

Eastern Office  
(205) 833-1571

Purchase Office  
(205) 988-5600

This instrument was prepared by:  
(Name) Courtney H. Maosn, Jr.  
(Address) 100 Concourse Parkway Suite 350  
Birmingham, Alabama 35244

Send Tax Notice to:  
(Name) Brian Killingsworth  
(Address) 106 Brandy Lane  
Calera, AL 35040

**WARRANTY DEED**

**STATE OF ALABAMA**

Shelby

**COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of FIFTY EIGHT THOUSAND AND NO/100ths

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,  
Joe A. Killingsworth, a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
Brian Killingsworth, a single individual

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

A tract of land situated in the NE 1/4 of the SE 1/4 of Section 3, Township 24 North, Range 13 East, being more particularly described as follows: Commence at the Northeast corner of the NE 1/4 of the SE 1/4 of Section 3, Township 24 North, Range 13 East, and run Southerly along the East line of said 1/4 1/4 Section, 63.27 feet to the point of beginning; thence continue along last described course 175.00 feet; thence right 89 deg. 29 min. 51 sec. and run 191.86 feet; thence right 89 deg. 59 min. 18 sec. and run 174.97 feet; thence right 90 deg. 00 min. 17 sec. and 193.43 feet to the point of beginning; being situated in Shelby County, Alabama. ALSO, a 30 foot wide easement for ingress, egress, utilities and drainage being more particularly described as follows: Commence at the Northeast corner of the NE 1/4 of the SE 1/4 of Section 3, Township 24 North, Range 13 East, and run Southerly along the East line of said 1/4 1/4 Section, 13.26 feet to the point of beginning; thence continue along last described course 50.01 feet; thence right 89 deg. 29 min. 27 sec. and run 335.43 feet; thence right 90 deg. and run 50.00 feet; thence right 90 deg. and run 335.87 feet to the point of beginning; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

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

\$51,900.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY AS DEFINED BY THE CODE OF ALABAMA.

1. Doc. Tax	\$6.50
2. Int. Tax	8
3. Transfer Tax	\$2.50
4. Notary Fee	\$2.00
5. Title Insurance	8
6. Commission	\$1.00
<b>Total</b>	<b>\$13.00</b>

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 29th  
day of August, 19 90

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
90 SEP -5 PM 12:36

Joe A. Killingsworth (Seal)  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA Thomas A. Swanson, Jr.  
Shelby JUDGE OF PROBATE  
County } General Acknowledgment

I, the undersigned a Notary Public in and for said County,  
in said State, hereby certify that Joe A. Killingsworth, a married man

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 29th day of August, 19 90

My Commission Expires: 10-23-93

Richard L. Drake  
Notary Public