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Prepared by: Trimmer and Associates, P.C. 22 Inverness Center Parkway,  
Suite 210, Birmingham, Alabama 35243

Send Tax Notice To: Marilyn P. Pedersen  
275 Cherokee Trail, Pelham, Alabama 35124

**WARRANTY DEED**

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Fifty Two Thousand and NO/100 Dollars (\$52,000.00) to the undersigned Grantors, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I (we), Collice Wright and Wife, Birdie I. Wright (herein referred to as GRANTORS) do grant, bargain, sell and convey unto Marilyn P. Pedersen, A Married Woman (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama, to-wit:

BOOK 331 PAGE 529

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 2 WEST; THENCE RUN SOUTH ALONG THE WEST LINE OF SAID 1/4-1/4 SECTION 721.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE 138.81 FEET; THENCE TURN 87 DEGREES 49 MINUTES 00 SECONDS LEFT AND RUN 313.80 FEET TO A POINT SITUATED ON THE WESTERLY RIGHT-OF-WAY LINE OF CHEROKEE TRAIL; THENCE TURN 92 DEGREES 11 MINUTES 00 SECONDS LEFT AND RUN 138.81 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE TURN 87 DEGREES 49 MINUTES 00 SECONDS LEFT AND RUN 313.80 FEET TO THE POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.

TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever; and we, ourselves and for our heirs, executors and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 21st day of February, 1991.

STATE OF ALA. SHELBY  
I CERTIFY THIS  
INSTRUMENT WAS FILED

91 MAR -1 AM 10:34

JUDGE OF PROBATE

Collice Wright (SEAL)  
Collice Wright

Birdie I. Wright (SEAL)  
Birdie I. Wright

STATE OF ALABAMA  
COUNTY OF JEFFERSON

1. Deed Tax	52.00
2. Mtg. Tax	0.00
3. Recording Fee	2.50
4. Indexing Fee	3.00
5. No Tax Fee	0.00
6. Certified Pro	1.00
<b>Total</b>	<b>58.50</b>

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Collice Wright and Wife, Birdie I. Wright, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this 21st day of February, 1991.

My Commission Expires: 5/9/94

Jane P. Brand  
Notary Public

✓  
LAWYER TITLE