

\$2500.00

This Instrument Prepared By:

Send Tax Notice To:

George H. Jones
Attorney at Law
1117 - 22nd Street, South
Birmingham, Alabama 35205

Karen Albright Wood
324 Fran Drive
Montevallo, AL. 35115
(205) 663-6317

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STATE OF ALABAMA)
)
COUNTY OF SHELBY)

**WARRANTY DEED WITH
EASEMENT OF INGRESS AND EGRESS**

KNOW ALL MEN BY THESE PRESENTS, that by a Decree dated the 9th day of April 1991, rendered by the Probate Court of Shelby County, Alabama, in the case of the Estate of Lydia Irene Ingram Albright, Deceased, Case Number 29-299, I, FERMAN JACKSON ALBRIGHT, as Executor of the Estate of Lydia Irene Ingram Albright, Deceased, was granted Letters Testamentary and was authorized by virtue of said Decree to act in my official capacity as executor of said estate in accordance with the terms of said Last Will and Testament of the Deceased. Under the provisions of the second paragraph of Item Six of the Last Will and Testament of Lydia Irene Ingram Albright, Deceased, I have the full power to sell, transfer and/or convey any property, real, personal or mixed, either tangible or intangible and to execute a deed on behalf of said estate to the property hereinafter described.

NOW THEREFORE, that for and in consideration of the sum of One Dollar and No Cents (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, that I, FERMAN JACKSON ALBRIGHT, as Executor of

the Estate of Lydia Irene Ingram Albright, Deceased, hereinafter referred to as the "GRANTOR", do hereby grant, bargain, sell and convey unto KAREN ALBRIGHT WOOD, hereinafter referred to as the "GRANTEE", in fee simple, together with every contingent remainder and right of reversion, the following described real estate being a portion of the land situated in Section 1, Township 22 South, Range 3 West, Shelby County, Alabama and more particularly described as follows:

Commence at the N.E. corner of the N.E. $\frac{1}{4}$, of the N.E. $\frac{1}{4}$, Section 1, Township 22 South, Range 3 West; thence run south $4^{\circ}50'04''$ east and along the quarter ($\frac{1}{4}$) line of said quarter ($\frac{1}{4}$) for a distance of 419.44' feet to an iron pin said point being the point of beginning; thence continue along the last described course for a distance of 196.37' feet to an iron pin; thence run south $89^{\circ}24'00''$ west for a distance of 268.67' feet to an iron pin; thence run south $44^{\circ}24'34''$ west for a distance of 148.0' feet to an iron pin, said point being the centerline of a 60.0' foot easement; thence run north $41^{\circ}12'02''$ west and along the centerline of said easement for a distance of 280.96' feet to an iron pin; thence run north $43^{\circ}31'27''$ east and leaving said easement for a distance of 121.39' feet to an iron pin; thence run north $89^{\circ}24'00''$ east for a distance of 457.17' feet to the point of beginning. Containing 2.50 acres more or less and denoted as PARCEL 1 according to the survey dated November 21, 1991, of James R. Boatright, Sr. Register Land Surveyor, #17826, which is a portion of the land as shown in that certain deed executed on July 7, 1950, and filed on December 26, 1950, and duly recorded at DEED BOOK 143, PAGE 313, and in that certain Deed of Distribution executed on March 28, 1988, and filed on September 1, 1988, and duly recorded at BOOK 202, PAGE 452, in the Office of the Probate Judge of Shelby County, Alabama.

SUBJECT TO: Ad valorem taxes for the current tax year, easements other than set out above, rights-of-way and restrictions of record affecting said property; specifically, the easements set out in those certain deeds recorded at BOOK 269, PAGE 869 and BOOK 202, PAGE 453 as modified by the easement described in recorded BOOK 356, PAGE 001, in the Office of the Probate Judge of Shelby County, Alabama.

TO HAVE AND TO HOLD to said GRANTEE, her heirs and assigns in

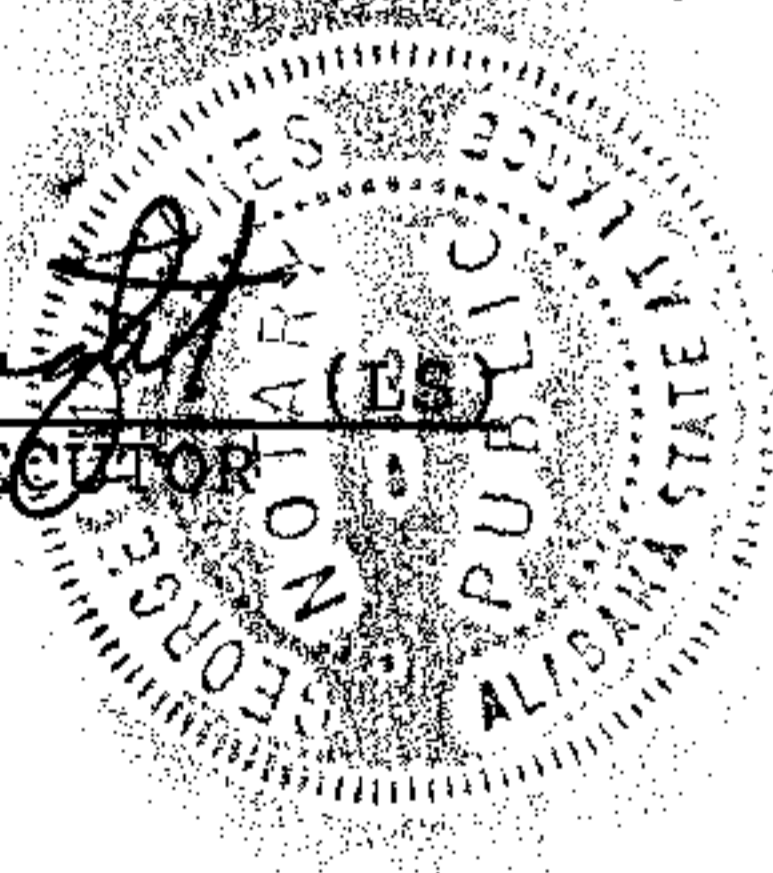
fee simple forever, together with every contingent remainder and right of reversion.

The GRANTOR, as executor and for the heirs, executors and administrators of the Estate of Lydia Irene Ingram Albright, Deceased, covenants with the GRANTEE and the heirs and assigns of the GRANTEE that the GRANTOR is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that the GRANTOR has a good right to sell and convey the said premises; that the GRANTOR as executor of the Estate of Lydia Irene Ingram Albright, Deceased, and the heirs, executors, and administrators of said estate shall warrant and defend the same to the GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I, Ferman Jackson Albright, as Executor of the Estate of Lydia Irene Ingram Albright, Deceased, as GRANTOR have executed this conveyance by hereunto setting my hand and seal, this the 12 day of August 1992.

THE ESTATE OF LYDIA IRENE INGRAM ALBRIGHT,
DECEASED

Ferman Jackson Albright
FERMAN JACKSON ALBRIGHT, EXECUTOR



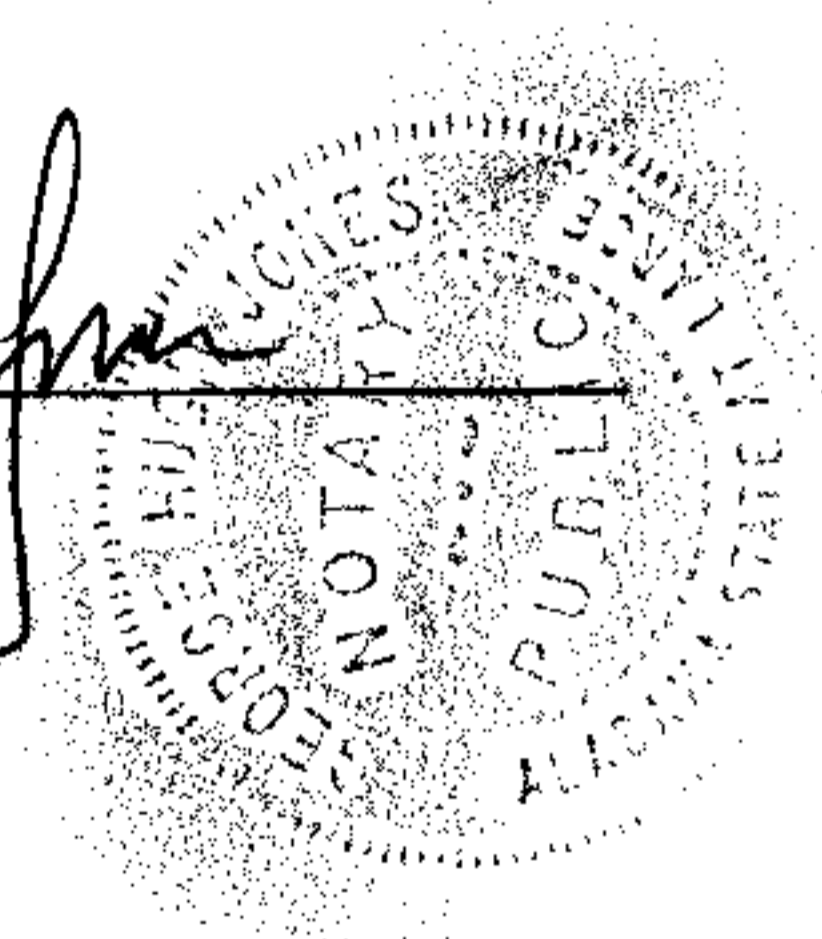
STATE OF ALABAMA)
)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned authority, a Notary Public in and for said County and in said State or State at Large, hereby certify that FERMAN JACKSON ALBRIGHT, as Executor of the Estate of Lydia Irene Ingram Albright, Deceased, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date, that being informed of the contents of said instrument, he has executed the same voluntarily, pursuant to the authority and powers granted him as Executor by terms of said Will of the Deceased and by the Probate Court of Shelby County, Alabama, on the day the same bears date.

Given under my hand and official seal this the 12th day of August 1992.

George Hugh Jones
Notary Public



My Commission Expires:

GEORGE HUGH JONES
Notary Public, Alabama State at Large
My Commission Expires February 25, 1993

Inst # 1992-16868

08/12/1992-16868
03:34 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCD 17.50