

This instrument was prepared by:
(Name) Courtney Mason & Associates, PC
(Address) 100 Concourse Parkway, Suite 350
Birmingham, Alabama 35244

Send Tax Notice to:
(Name) Marjorie S. Ireland
(Address) 3013 O'Connor Court
Helena, Alabama 35080

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

} KNOW ALL MEN BY THESE PRESENTS, \$81,900.00

That in consideration of EIGHTY ONE THOUSAND NINE HUNDRED AND NO/100THS-----DOLLARS

to the undersigned grantor, Tanglewood Corporation a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presentes, grant, bargain, sell and convey unto

Marjorie S. Ireland, a single individual

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

All of Lot 83 and a part of Lot 82, according to the survey and map of a Resubdivision of Lots 82, 83 and 84, Braelinn Village Phase IV, as recorded in the office of the Judge of Probate, Shelby County, Alabama, in Map Book 14, Page 37, and being more particularly described as follows: Beginning at the most easterly corner of said Lot 82, which is a common corner with Lot 83 of said Resubdivision, and also being on the West right-of-way line of O'Connor Court, run north 57 deg. 07 min. 13 sec. west along the common line between said Lots 82 and 83 for a distance of 80.0 feet; thence turn an angle to the left of 39 deg. 25 min. 01 sec. and run in a southwesterly direction for a distance of 87.57 feet to an existing iron pin, being a common corner of said Lot 82 and 83; thence turn an angle to the left of 161 deg. 11 min. 33 sec. and run in a southeasterly direction for a distance of 70.50 feet to an existing iron pin; thence turn an angle to the right of 7 deg. 28 min. 51 sec. and run in a southeasterly direction for a distance of 60.36 feet to an existing iron pin; thence turn an angle to the left of 21 deg. 58 min. 20 sec. and run in a southeasterly direction for a distance of 28.75 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

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

\$82,748.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 18th day of January, 19 93

ATTEST:

Tanglewood Corporation

By

Jack D. Harris

Jack D. Harris, President

Secretary

STATE OF ALABAMA

SHELBY County

} I, the undersigned

a Notary Public in and for said County, in said State,

hereby certify that Jack D. Harris

whose name as President of Tanglewood Corporation, a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the

RICHARD D. WINK
MY COMMISSION EXPIRES
10-23-93

18th day of January, 1993

Richard D. Wink
Notary Public

Inst. # 1993-02358
01/25/1993-02358
03:27 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCO 7.50