

This Instrument Was Prepared By:

SEND TAX NOTICE TO:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

Anthony J. Elkins
Rt. 1, Box 696-C
Maylene, AL 35114

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of FORTY FOUR THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$44,500.00) to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, GREGORY K. CUNDIFF, and wife, MELISSA CUNDIFF, and unmarried man, AND JOY W. CUNDIFF BOWERMAN, a married woman, (herein referred to as Grantors) do grant, bargain, sell and convey unto ANTHONY J. ELKINS AND MARTHA A. CASTANEDA (herein referred to as Grantees) the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

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

\$35,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Gregory K. Cundiff and Gregory Keith Cundiff are one and the same person. Joy W. Cundiff Bowerman, Joy W. Cundiff and Joy White Cundiff are one and the same person.

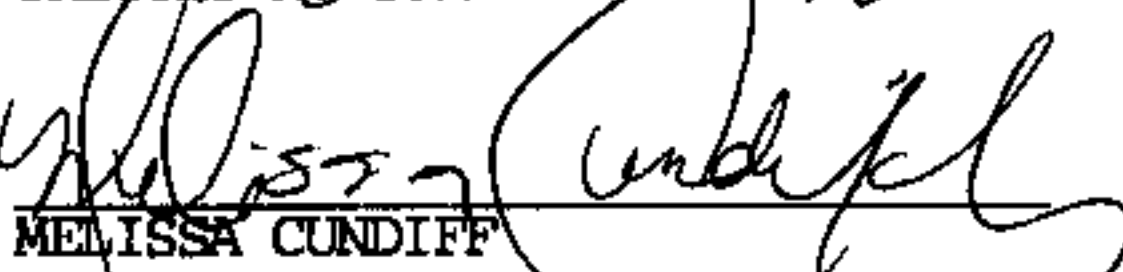
The property described in this instrument is not the homestead of the grantor. Said grantor is conveying pursuant to Section 6-10-3 of the Code of Alabama, as amended.

TO HAVE AND TO HOLD unto the said Grantees their heirs and assigns, forever.

And we do for 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 my 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 seal, this 23RD day of February, 1993.


GREGORY K. CUNDIFF


MELISSA CUNDIFF

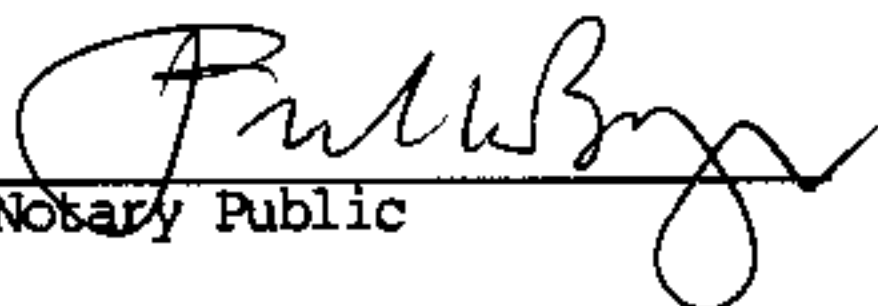

JOY W. CUNDIFF BOWERMAN

Inst # 1993-05415
02/25/1993-05415
01:35 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 21.50

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that GREGORY K. CUNDIFF, and wife, MELISSA CUNDIFF whose names 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 23rd day of February, 1993.

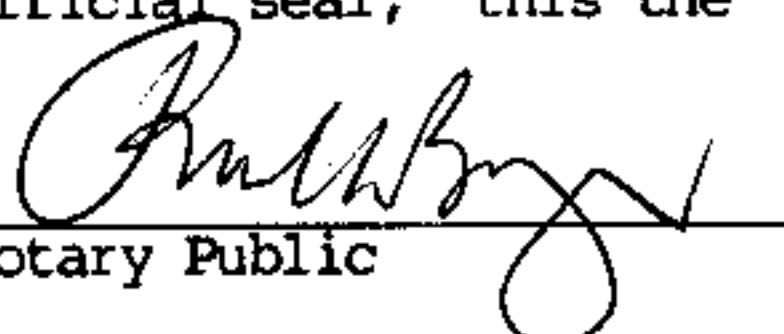

Notary Public

My Commission Expires: 11/20/96

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JOY W. CUNDIFF, a married woman whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 23rd day of February, 1993.


Notary Public

MY COMMISSION EXPIRES: 11/20/96
zelkins.txt

This Legal Description is hereby made apart of that certain deed from GREGORY K. CUNDIFF and MELISSA CUNDIFF and JOY W. CUNDIFF BOWERMAN to ANTHONY J. ELKINS and MARTHA A. CASTANEDA Dated February 23, 1993.

Parcel I

A tract of land situated in the Northeast 1/4 of the Northeast 1/4 of Section 34, Township 20 South, Range 4 West, Shelby County, Alabama and more particularly described as follows: Commence at the Southeast corner of said Northeast 1/4 of Northeast 1/4; thence in a westerly direction along the South line thereof a distance of 75.0 feet to the point of beginning; thence continue in a westerly direction along said South line a distance of 35.28 feet; thence an angle right of 74 degrees, 45 minutes and run in a northwesterly direction a distance of 545.91 feet; thence an angle right of 105 degrees, 11 minutes and run in an easterly direction a distance of 257.09 feet to a point on the East line of said Northeast 1/4 of Northeast 1/4; thence an angle right of 90 degrees, 25 minutes and run in a southerly direction along said East line a distance of 402.0 feet; thence an angle right of 30 degrees, 57 minutes, 50 seconds and run in a southwesterly direction a distance of 146.31 feet to the point of beginning. According to the survey of William J. Finley, A.L.S. Reg. No. 6009, dated May 6, 1987. Situated in Shelby County, Alabama.

Parcel II

From the Southwest corner of the Northwest 1/4 of the Northwest 1/4, run North along the West boundary of said 1/4-1/4 a distance of 125.00 feet to the point of beginning; thence continue a distance of 228.73 feet; thence right 97 degrees 50 minutes 00 seconds a distance of 50.72 feet; thence right 87 degrees 11 minutes 00 seconds a distance of 156.77 feet; thence right 24 degrees 00 minutes 00 seconds a distance of 75.32 feet to the point of beginning, lying in Section 35, Township 20 South, Range 4 West.

EASEMENT DESCRIPTION

Description of a 30-foot easement for ingress and egress situated in the Northwest Quarter of the Northwest Quarter of Section 35, Township 20 South, Range 4 West, Shelby County, Alabama, said easement being 15 feet to either side of a centerline which is more particularly described as follows:

From the Northwest corner of said Northwest Quarter of Northwest Quarter run thence in an Easterly direction along the North line of said Quarter-Quarter Section for a distance of 475.29 feet to the point of beginning of the centerline herein described; thence turn and run in a Southeasterly direction along said centerline on the arc of a curve to the left (the tangent of which describes a clockwise angle with the North line of said Quarter-Quarter Section of 87 deg. 53' 40"), said curve having a radius of 218.31 feet, a central angle of 47 deg. 02' 12", and being concave Northeasterly for a distance of 179.21 feet to the point of tangency of said curve; thence continue to run along said centerline in a Southeasterly direction tangent to said curve for a distance of 82.54 feet to the point of beginning of a curve to the right; thence continue to run in a Southeasterly direction along said centerline on the arc of said curve to the right, said curve having a radius of 349.74 feet, a central angle of 31 deg. 54' 47" and being concave Southwesterly, for a distance of 194.80 feet to the point of tangency of said curve; thence continue to run along said centerline in a Southeasterly direction tangent to said curve for a distance of 156.32 feet to the point of beginning of a turnaround easement for ingress and egress, said point being the end of the 30-foot easement herein described.

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