

This instrument was prepared by:

(Name) Courtney Mason & Associates, PC
(Address) 100 Concourse Parkway, Suite 350
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) B.J. Humphries
(Address) 2651 Apollo Circle
Birmingham, AL 35226**CORPORATION FORM WARRANTY DEED****STATE OF ALABAMA**SHELBY**COUNTY****KNOW ALL MEN BY THESE PRESENTS,**That in consideration of FORTY THOUSAND AND NO/100THS (\$40,000.00)-----DOLLARSto the undersigned grantor, Crestwood Homes, Inc.

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

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

Part of the NW 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: From the SW corner of said NW 1/4 of the NE 1/4, run in an easterly direction along the South line of said 1/4-1/4 Section line for a distance of 272.76 feet to an existing iron pin; being the point of beginning; thence continue along the last mentioned course for a distance of 160.0 feet to an existing iron pin; thence turn an angle of to the left of 85 deg. 46 min. 30.5 sec. and run in a northerly direction for a distance of 167.46 feet to an existing iron pin; thence turn an angle to the left of 90 deg. 00 min. and run in a westerly direction for a distance of 160.0 feet to an existing iron pin; thence turn and angle to the left of 90 deg. 08 min. 20.5 sec. and run in a southerly direction for a distance of 179.25 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.

Grantor grants grantee, and his successors and assigns the right of ingress and egress along Chandalar Place Drive, an unrecorded street, adjoining the above referenced property.

SEE EASEMENT ATTACHED AS EXHIBIT "A"

Inst # 1993-06223

03/05/1993-06223
10:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
49.00

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 1st day of March, 19 93

ATTEST:

By

B.J. Jackson

President

Secretary

STATE OF ALABAMASHELBY**County**

I, the undersigned

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

hereby certify that B.J. Jackson

whose name as President of Crestwood Homes, Inc., 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 1st day of March, 1993

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95

Notary Public

EXHIBIT "A"

DESCRIPTION OF 20 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS:

Part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:
From the Southwest corner of said NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, run in an easterly direction along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section line for a distance of 432.76 feet to an existing iron pin; thence turn an angle to the left of 85 degrees 46 minutes 30.5 seconds and run in a northerly direction for a distance of 30.00 feet to the point of beginning of said easement; thence continue along last mentioned course for a distance of 137.46 feet to an existing iron pin; thence turn an angle to the right of 90 degrees and run in an easterly direction for a distance of 20.0 feet; thence turn an angle to the right of 90 degrees and run in a southerly direction for a distance of 137.46 feet; thence turn an angle to the right of 90 degrees and run in a westerly direction for a distance of 20.0 feet, more or less, to the point of beginning.

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