

This form furnished by: **Cahaba Title, Inc.** Eastern Office (205) 833-1571 Riverchase Office (205) 988-5600
TITLE NOT EXAMINED
LEGAL DESCRIPTION FURNISHED BY GRANTORS
This instrument was prepared by:
(Name) Joel C. Watson, Attorney at Law
(Address) P. O. Box 987
Alabaster, Alabama 35007
Send Tax Notice to:
(Name) Jo Ann Weldon
(Address) 3626 Highway 11
Alabaster, Ala. 35007

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION ^{5,000⁰⁰}

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Shawood Dunn, a married man, Blonnie Faye Beard, a single woman, and
Connie Kathleen Edmonds, a married woman,
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Jo Ann Weldon

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

Commence at the Northwest corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 20, Township 20 South, Range 2 West, Shelby County, Alabama, and run thence Easterly along the said North line of said quarter-quarter Section 333.60' to the point of beginning of the property being described; thence continue along last described course 231.81' to a point; thence turn 97 $^{\circ}$ 21' 54" right and run Southerly 213.23' to a point; thence turn 92 $^{\circ}$ 48' 33" right and run Westerly 224.16' to a point; thence turn 85 $^{\circ}$ 11' 49" right and run Northerly 172.64' to the point of beginning, containing 1.01 acres and marked on each corner with a steel pin.

There is a twenty foot (20.0') wide access easement described as follows: Commence at the Northwest corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 20, Township 20 South, Range 2 West, Shelby County, Alabama, and run thence Easterly along the said North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 317.24' to the point of beginning of the easement being described; thence continue along last described course 57.04' to a point; thence turn 159 $^{\circ}$ 28' 33" left and run Northwesterly 201.91' to a point on the Easterly right of way line of Shelby County Highway No. 11; thence turn 90 $^{\circ}$ left and run along said right of way line 20.0' to a point; thence turn 90 $^{\circ}$ left and run Southeasterly 148.48' to the point of beginning and the end of easement description.

Subject to easements, restrictions and rights-of-way of record.

This is not the homestead of any of the Grantors herein.

05/21/1993-14675
01:49 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
15.00

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 12
day of May, 19 93

(Seal)

(Seal)

(Seal)

Shawood Dunn (Seal)
(Shawood Dunn)
Blonnie Faye Beard (Seal)
(Blonnie Faye Beard)
Connie Kathleen Edmonds (Seal)
(Connie Kathleen Edmonds)

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, the undersigned authority, DEBRA A. ELLISON, a Notary Public in and for said County, in said State, hereby certify that Shawood Dunn, a married man,

whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 12 day of May, 19 93

MY COMMISSION EXPIRES AUGUST 1, 1995

My Commission Expires:

Debra Ellison
Notary Public

Inst # 1993-14675

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Blonnie Faye Beard, a single 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.

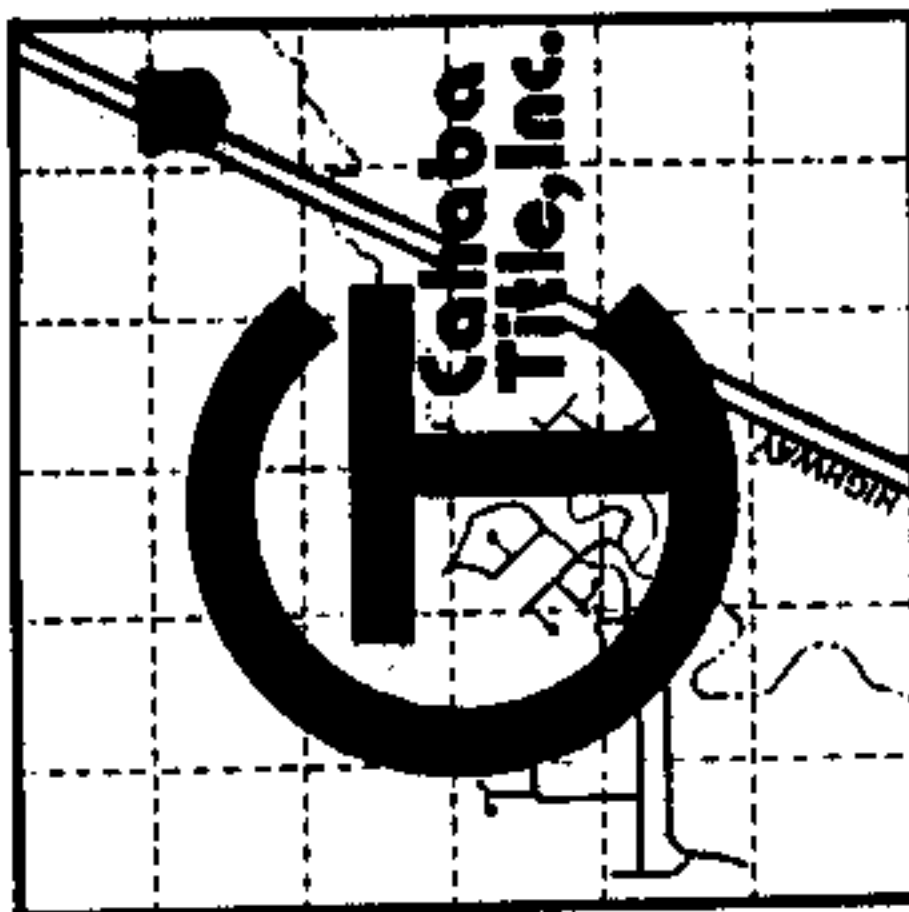
Given under my hand and official seal this 12 day of May, 1993.

Debra A. Allison
Notary Public

MY COMMISSION EXPIRES AUGUST 1, 1995

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF



Recording Fee \$
Deed Tax \$

This form furnished by

Cahaba Title, Inc.

RIVERCHASE OFFICE

2068 Valleydale Road
Birmingham, Alabama 35244
Phone (205) 988-5600

EASTERN OFFICE

213 Gadsden Highway, Suite 227
Birmingham, Alabama 35235
(205) 833-1571

Return to:

TO

CITY

STATE OF
COUNTY OF

VIRGINIA
VA. BEACH

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Connie Kathleen Edmonds, 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 15 day of MAY, 1993.

Robert S. Alguiz
Notary Public

MAY Commission Expires: July 31, 1993

Inst # 1993-14675

05/21/1993-14675
01:49 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 15.00