

This instrument was prepared by

Courtney Mason & Associates PC
100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE HUNDRED FORTY NINE THOUSAND NINE HUNDRED & NO/100---- (\$349,900.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we Ellie B. Glasscox and Barbara Lee Glasscox, single individuals (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Ellen A. Ovson (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Legal description is attached hereto as Exhibit A and incorporated herein by this reference.

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

\$279,920.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 200 Merry Fox Farm, Alabaster, Alabama 35007

Barbara L. Glasscox and Barbara Lee Glasscox are one and the same person.

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

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, we have hereunto set our hands and seals, this 15th day of June, 1993.

Ellie B. Glasscox (SEAL)
Ellie B. Glasscox
Barbara Lee Glasscox (SEAL)
Barbara Lee Glasscox

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State, hereby certify that Ellie B. Glasscox and Barbara Lee Glasscox, single individuals 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 15th day of June A.D., 1993

Courtney H. Mason, Jr.
Notary Public

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

Inst # 1993-18002

06/21/1993-18002
10:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 79.00

Inst # 1993-18002

EXHIBIT A

A parcel of land in the SW 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of Section 16, and in the SE 1/4 of the NE 1/4 and in the NE 1/4 of the SE 1/4 of Section 17, Township 21 South, Range 2 West, Shelby County, Alabama; described as follows:

Begin at the Northwest corner of the NE 1/4 of the SE 1/4 of Section 17, Thence run East along the North 1/4-1/4 line 471.84 feet.

Thence turn left 36 deg. 24 min. 46 sec. and run Northeast 62.25 feet.

Thence turn right 36 deg. 24 min. 46 sec. and run East 663.90 feet.

Thence turn right 87 deg. 14 min. 41 sec. and run South 139.96 feet.

Thence turn left 90 deg. 00 min. 00 sec. and run East 187.78 feet to a point in Merry Fox Farms Road.

Thence run Southerly along said Merry Fox Farms Road the following bearings and distances:

Turn right 99 deg. 50 min. 25 sec. a distance of 67.17 feet.

Turn left 08 deg. 19 min. 49 sec. a distance of 157.86 feet.

Turn right 01 deg. 56 min. 48 sec. a distance of 156.89 feet.

Turn right 03 deg. 27 min. 34 sec. a distance of 155.37 feet.

Turn right 04 deg. 53 min. 40 sec. a distance of 47.23 feet.

Thence turn right 81 deg. 00 min. 43 sec. and run West 1318.98 feet.

Thence turn right 86 deg. 54 min. 33 sec. and run North 676.17 feet to the POINT OF BEGINNING.

LESS AND EXCEPT that part within the right-of-way of Merry Fox Farms Road.

All being situated in Shelby County, Alabama.

B.G.

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