

This instrument was prepared by
(Name) HOLLIMAN, SHOCKLEY, & KELLY, ATTORNEYS
(Address) 3821 Lorna Road, Suite 110
Birmingham, AL 35244

Send Tax Notice To: Susann Denise Flowers
name
address

SUSANNA HOLLIMAN, SHOCKLEY & KELLY

WARRANTY DEED-

STATE OF ALABAMA }
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SEVENTY SEVEN THOUSAND AND NO/100 (\$77,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, CAROLYN B. PIERCE, a married woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
SUSANN DENISE FLOWERS

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

See Exhibit "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

SUBJECT TO:

- 1. Taxes for the year 1993 and subsequent years;
- 2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

The property conveyed herein does not constitute the homestead of the Grantor or her spouse.

Inst # 1993-20579

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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 88.00

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 the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 1st day of July, 1993

(Seal) Carolyn B. Pierce (Seal)
CAROLYN B. PIERCE
(Seal) (Seal)
(Seal) (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that CAROLYN B. PIERCE, 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 1st day of July, A. D., 1993

8-29-94 [Signature]
Notary Public

EXHIBIT "A"

A part of the SW 1/4 of the NW 1/4 of Section 26, Township 19 South, Range 3 West, being more particularly described as follows:

Commence at the Northwest corner of the SW 1/4 of the NW 1/4 of Section 26, Township 19 South, Range 3 West, and run in an Easterly direction along the North line of said 1/4-1/4 section a distance of 296.27 feet to the point of beginning; thence continue along the last stated course a distance of 252.80 feet to a point; thence 93 deg. 47 min. 43 sec. right in a Southerly direction a distance of 682.00 feet more or less to a point on the Northerly right of way line of Shelby County Highway No. 272; thence 117 deg. 45 min. right in the arc of a curve to the right having a radius of 196.24 feet and a central angle of 26 deg. 26 min. and along said right of way line a distance of 90.54 feet to the P.T. (point of tangent) of said curve; thence in the tangent to said curve in a northwesterly direction a distance of 67.30 feet to the P.C. (point of curve) of a curve to the left; thence in the arc of said curve having a radius of 108.16 feet and a central angle of 25 deg. 19 min. 12 sec. and along said right of way line a distance of 47.80 feet to a point; thence 42 deg. 05 min. 34 sec. to the right (angle measured to chord) in a Northwesterly direction a distance of 255.07 feet to a point; thence 18 deg. 07 min. left in a Northwesterly direction a distance of 221.37 feet to a point; thence 1 deg. 08 min. left in a Northwesterly direction a distance of 40.11 feet to a point; thence 120 deg. 56 min. 30 sec. to the right in an Easterly direction a distance of 162.00 feet to a point; thence 90 deg. 00 min. left in a Northerly direction a distance of 150.00 feet to a point; thence 90 deg. 00 min. left in a Northerly direction a distance of 150.00 feet to the point of beginning; being situated in Shelby County, Alabama.

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88.00