

(Name) Leonard D. Griffin

(Address) 1257 1st AVE. WEST
ALABASTER, AL. 35007

This instrument was prepared by

(Name) Courtney Mason & Associates, PC

(Address) PO BOX 360187

Birmingham, AL 35236-1087

Form 1-1-27 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby } COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty Thousand Five Hundred and no/100ths (\$20,500.00)

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, or we,

David Lee Shaner, a single individual

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

Leonard D. Griffin, a single individual

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Begin at the Southeast, corner of the Northwest 1/4 of the Northwest 1/4 of Section 1 Township 20 South, Range 2 West; Thence run North 438.07 feet to a point situated on the South right of way line of Shelby County Road No. 11; thence run South 72 deg. 52 min. 54 sec. West along said South right of way line, a distance of 292.09 feet to it's intersection with the East right of way line of Shelby County Road No. 36; thence run south 37 deg. 26 min. 26 sec. West along said East right of way line, a distance of 424.28 feet to it's intersection with the South line of said 1/4-1/4; thence run south 88 deg. 23 min. 20 sec. East along said South 1/4-1/4 line, a distance of 541.13 feet to the point of beginning.

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

\$15,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Inst # 1993-22734

08/02/1993-22734
02:58 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 14.00

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 28th day of July, 1993.

(Seal)

David L. Shaner
David Lee Shaner

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby } COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David Lee Shaner, a single individual 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of July, A. D., 1993.

COURTNEY H. MASON, JR.

MY COMMISSION EXPIRES

3.5.95