

This instrument was prepared by

(Name) HOLLIMAN, SHOCKLEY & KELLY
3821 Lorna Road, Suite 110
(Address) Birmingham, Alabama 35244

Send Tax Notice To: JOHN W. GREEN
name 1521 Highway 11
Chelsea, Alabama 35043
address

WARRANTY DEED-

STATE OF ALABAMA }
JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty-seven Thousand and No/100-----DOLLARS

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

FELIX DUNN

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

(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 1994 and subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

\$27,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Inst # 1993-31644

10/12/1993-31644
03:07 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HJS 21.00

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, have hereunto set hands(s) and seal(s), this 29th day of September, 1993.

(Seal)

Felix Dunn
FELIX DUNN

(Seal)

(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 FELIX DUNN whose name signed to the foregoing conveyance, and who known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of September, A. D., 1993.

[Signature]
Notary Public

EXHIBIT "A"

A parcel of land in the SE 1/4 of the NE 1/4 of Section 2, Township 20 South, Range 2 West Shelby County, Alabama described as follows: Commence at the NE corner of the SE 1/4 of the NE 1/4 of Section 2, Township 20 South, Range 2 West; thence run Southerly along the East line of said 1/4 1/4 section for a distance of 732.06 feet to the point of beginning; thence continue along last described course for a distance of 78.10 feet to the Northerly right of way line of Seaboard Coast Railroad; thence turn an angle to the right of 42 deg. 47 min. 39 sec. and run along said right of way for a distance of 120.37 feet; thence turn an angle to the right of 82 deg. 47 min. 14 sec. for a distance of 281.53 feet to the Southerly right of way line of Highway #11; thence turn an angle to the right of 83 deg. 46 min. 17 sec. and run along said right of way for a distance of 108.44 feet; thence turn an angle to the right of 80 deg. 16 min. 57 sec. for a distance of 273.49 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 1993-31644

10/12/1993-31644
03:07 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HJS 21.00