

Send Tax Notice To:
Ms. Angeline Caudel
4445 Highway 71
Shelby, Alabama 35143

STATE OF ALABAMA

SHELBY COUNTY

) \$23,344 of the purchase price was paid from a mortgage loan
) executed simultaneously.

WARRANTY DEED

THIS IS A WARRANTY DEED executed and delivered this 26th day of November, 1993, by John C. Wilson, a married man, (hereinafter referred to as the "Grantor"), to Angeline Caudel, (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the execution of a Promissory Note for Twenty-Three Thousand Three Hundred Forty-Four & 00/100 (\$23,344.00) Dollars secured by a Purchase Money Mortgage delivered by Grantee to Grantor, the Grantor does by these presents, grant, bargain, sell and convey unto the Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the NW corner of the SW1/4 of the NE1/4 of Section 11, Township 24 North, Range 15 East; thence run east along the North Line of said 1/4-1/4 for 947.25 feet to the westerly R/W of Shelby County Highway #71; thence 119 degrees 41 minutes 46 seconds right run southwesterly along said R/W for 230.24 feet to the point of beginning; thence continue last described course for 324.60 feet; thence 95 degrees 21 minutes 14 seconds right run 107.0 feet; thence 51 degrees 17 minutes 42 seconds left run 125.54 feet; thence 68 degrees 15 minutes 33 seconds left run 201.85 feet to the south line of the N1/2 of the SW1/4 of the NE1/4 of said section; thence 84 degrees 33 minutes 23 seconds right run 467.36 feet to the west line of said 1/4-1/4; thence 91 degrees 53 minutes 15 seconds right run 456.51 feet; thence 88 degrees 03 minutes 38 seconds right run east for 839.96 feet to the point of beginning, in accordance with Exhibit A attached hereto,

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

Grantor hereby warrants that the subject property does not constitute the homestead the Grantor or the Grantor's spouse.

This conveyance is subject to the following:

- 1) Ad valorem taxes for the year 1994 and subsequent years;
- 2) All easements and right(s)-of-way(s) of record; and
- 3) Grantor hereby reserves a permanent easement 50 feet in width, the centerline of which is shown on attached Exhibit A, which shall provide access from Highway 71 to Grantor's remaining property. Grantor reserves the right to dedicate such easement for public use in Grantor's sole discretion.

TO HAVE AND TO HOLD, to the said Grantee, her successors and assigns forever.

And said Grantor does for himself, his heirs, executors and administrators, covenant with said Grantee, her successors and assigns, that he is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors and administrators shall warrant and defend the same to the said

12/09/1993-39324
09:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.50


1993-39324

Inst

Angeline Caudel

Grantee, her successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed on this 26th day of November, 1993.



John C. Wilson

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John C. Wilson, is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, he executed the same voluntarily on the day the same bears date.

Given under my hand this 26th day of November, 1993.



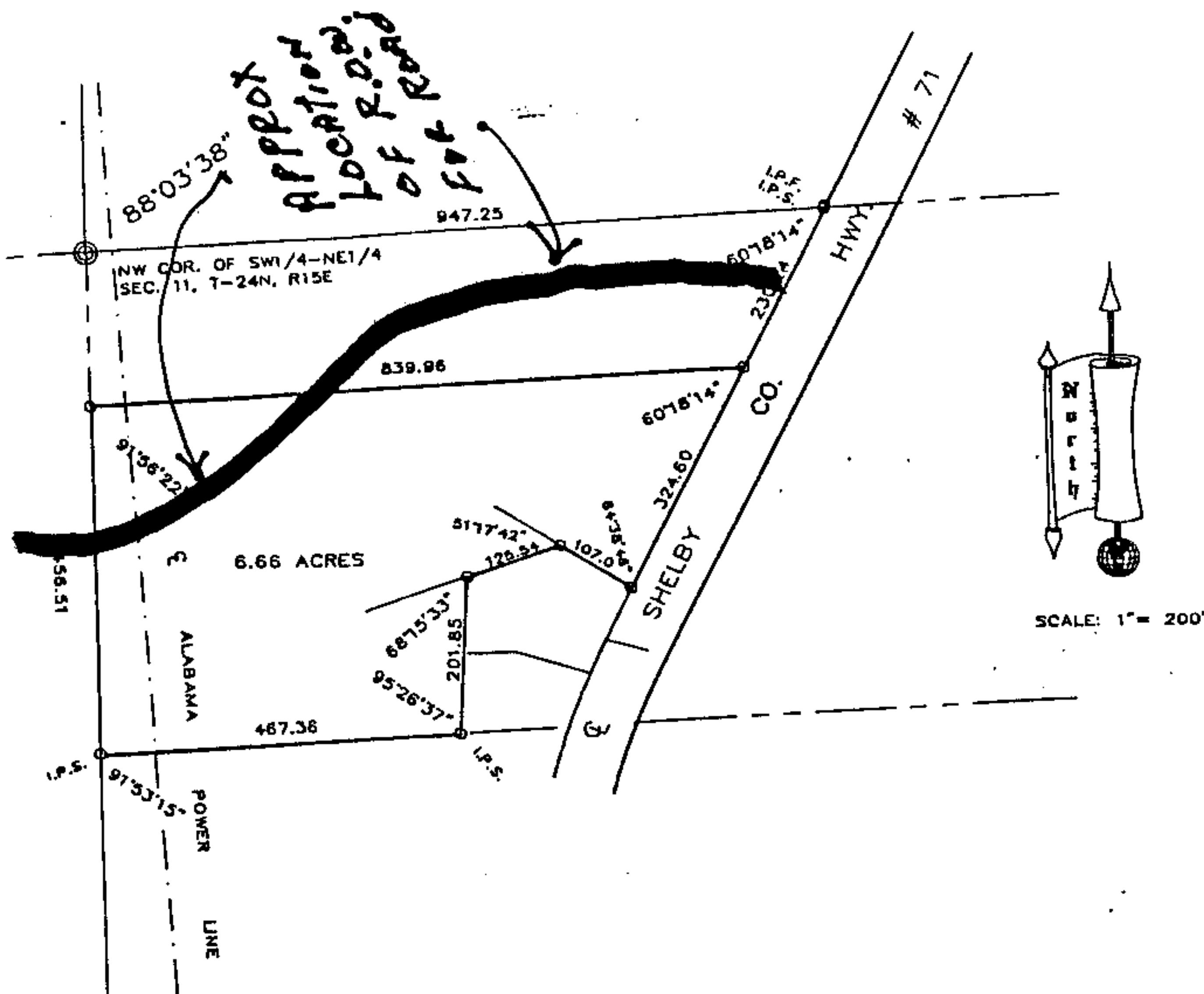
Notary Public

My Commission Expires: 12/9/96

THIS INSTRUMENT PREPARED BY:

Chervis Isom
Berkowitz, Lefkovits, Isom & Kushner
1600 SouthTrust Tower
Birmingham, Alabama 35203

EXHIBIT 'A'



STATE OF ALABAMA SHELBY COUNTY

I, Thomas E. Simmons a registered Land Surveyor of Alabama, do hereby certify the foregoing to be a true and correct Map or Plat and that all parts of this survey and drawing have been completed in accordance with the requirements of the Minimum Technical Standards for Land Surveying in the State of Alabama.

COMMENCE AT THE NW CORNER OF THE SW 1/4 OF THE NE 1/4 OF SECTION 11, TOWNSHIP 24 NORTH, RANGE 15 EAST; THENCE RUN EAST ALONG THE NORTH LINE OF SAID 1/4-1/4 FOR 947.25 FEET TO THE WESTERLY R/W OF SHELBY COUNTY HIGHWAY #71; THENCE 119°41'46" RIGHT RUN SOUTHWESTERLY ALONG SAID R/W FOR 230.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE LAST DESCRIBED COURSE FOR 324.60 FEET; THENCE 95°21'14" RIGHT RUN 107.0 FEET; THENCE 51°17'42" LEFT RUN 125.54 FEET; THENCE 68°15'33" LEFT RUN 201.85 FEET TO THE SOUTH LINE OF THE N 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION; THENCE 84°33'23" RIGHT RUN 467.36 FEET TO THE WEST LINE OF SAID 1/4-1/4; THENCE 91°53'15" RIGHT RUN 456.51 FEET; THENCE 88°03'38" RIGHT RUN EAST FOR 839.96 FEET TO THE POINT OF BEGINNING. CONTAINING 6.66 ACRES.

I FURTHER CERTIFY THAT I HAVE CONSULTED THE F.I.A. FLOOD HAZARD MAPS AND FOUND THAT THIS PROPERTY IS LOCATED ZONE "C" WHICH IS NOT A DESIGNATED FLOOD HAZARD AREA.



Thomas E. Simmons
THOMAS E. SIMMONS LS12945
P.O. BOX 895
PINSON, ALABAMA 35126
PH. 681-3679

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SHELBY COUNTY JUDGE OF PROBATE
DDB HCD 14.50

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