

This instrument was prepared by
Mitchell A. Spears
ATTORNEY AT LAW
143 Main, P.O. Box 91 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to:
(Name) Eva J. Carroll
(Address) P. O. Box 211
Saginaw, AL 35137
MINIMUM VALUE: \$1,000.00

WARRANTY DEED

STATE OF ALABAMA }
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Dollar, (\$1.00), and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Raymond H. Carroll and wife, Eva J. Carroll

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

(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 INCORPORATED HEREWITH, AS
THOUGH FULLY SET OUT HEREIN.

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12/22/1993-41111
12:04 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCB 12.00

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 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, I (we) have hereunto set my (our) hand(s) and seal(s) this 28th
day of July, 19 93

(Seal) Raymond H. Carroll (Seal)

(Seal) Eva J. Carroll (Seal)

(Seal) _____ (Seal)

STATE OF ALABAMA }
SHELBY County } General Acknowledgment

I, the undersigned authority _____ a Notary Public in and for said County,
in said State, hereby certify that Raymond H. Carroll and Eva J. Carroll

whose name(s) 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 28th day of July, 19 93

5/95
My Commission Expires: _____
[Signature]
Notary Public

EXHIBIT "A"

PART OF THE SE 1/4 OF THE NE 1/4 AND A PART OF SW 1/4 OF NE 1/4, ALL IN SECTION 12, TOWNSHIP 21 SOUTH, RANGE 3 WEST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF THE SE 1/4 OF NE 1/4 OF SAID SECTION; THENCE IN A WESTERLY DIRECTION AND ALONG NORTH LINE OF SAME A DISTANCE OF 1263.0 FEET; THENCE TURN 102 DEGREES 03' TO THE LEFT IN A SOUTHEASTERLY DIRECTION FOR A DISTANCE OF 294.72 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE CONTINUE ALONG THE LAST NAMED COURSE FOR A DISTANCE OF 70.70 FEET; THENCE TURN 1 DEGREE 46' TO THE RIGHT FOR A DISTANCE OF 100.65 FEET; THENCE TURN 20 DEGREES 55' TO THE RIGHT FOR A DISTANCE OF 139.23 FEET; THENCE TURN 22 DEGREES 00' TO THE RIGHT FOR A DISTANCE OF 48.17 FEET; THENCE TURN 27 DEGREES 48' TO THE RIGHT FOR A DISTANCE OF 63.40 FEET TO THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 31; THENCE TURN 88 DEGREES 50' TO THE RIGHT AND ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 130.87 FEET; THENCE TURN 5 DEGREES 22' TO THE RIGHT ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 167.64 FEET; THENCE TURN 87 DEGREES 25' TO THE RIGHT FOR A DISTANCE OF 240.88 FEET TO THE POINT OF BEGINNING.

ALSO AN EASEMENT TO ABOVE DESCRIBED PROPERTY, DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF THE SE 1/4 OF NE 1/4 OF SECTION 12, TOWNSHIP 21, SOUTH, RANGE 3 WEST; THENCE IN A WESTERLY DIRECTION AND ALONG THE NORTH LINE OF SAID 1/4-1/4 FOR A DISTANCE OF 1263.0 FEET; THENCE TURN 102 DEGREES 03' TO THE LEFT FOR A DISTANCE OF 154.51 FEET TO THE POINT OF BEGINNING OF A 18.0 FOOT EASEMENT. SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF SAID EASEMENT; THENCE CONTINUE ALONG THE LAST NAMED COURSE A DISTANCE OF 210.91 FEET; THENCE TURN 1 DEGREE 46' TO THE RIGHT ALONG SAID WESTERLY RIGHT OF WAY A DISTANCE OF 100.65 FEET; THENCE TURN 20 DEGREES 55' TO THE RIGHT ALONG SAID RIGHT OF WAY A DISTANCE OF 139.23 FEET; THENCE TURN 22 DEGREES 00' TO THE RIGHT ALONG WESTERLY OR NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 48.17 FEET; THENCE TURN 27 DEGREES 48' TO THE RIGHT ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 63.40 FEET TO THE EASTERLY RIGHT OF WAY OF HIGHWAY 31 AND END OF EASEMENT. THE ABOVE EASEMENT TO BE 18.00 FEET IN WIDTH. SITUATED IN SHELBY COUNTY, ALABAMA.

EVA JANE M. MARTIN, THE GRANTEE RECITED IN VOLUME 83, PAGE 902, IS ONE AND THE SAME AS EVA J. CARROLL.

SUBJECT TO: EXISTING FIRST MORTGAGE IN FAVOR OF AMERICA'S FIRST CREDIT UNION, TO BE PAID BY GRANTEE.

DATED: July 28, 1993

Raymond H. Carroll
RAYMOND H. CARROLL

Eva J. Carroll
EVA J. CARROLL

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