

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Carol Jean Atkins
(Address) 95 Pope Street
Columbiana AL 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty-Five Thousand, Two Hundred 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,

Charles Stephenson, a married man, and Karen Stephenson Ingram, a married woman

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

Carol Jean Atkins

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

Commence at the NE corner of Section 1, Township 21 South, Range 1 East; thence run South along the East line thereof for 1988.25 feet; thence 87 degrees 22 minutes right run Southwesterly for 518.94 feet to the Westerly line of Pope Street and an iron pipe for a point, said point being the point of beginning; thence continue last described course for 302.51 feet to an iron; thence 91 degrees 51 minutes 14 seconds right run Northerly for 59.7 feet; thence 88 degrees 22 minutes 50 seconds right run Easterly for 90.0 feet to an iron; thence 88 degrees 00 seconds left run Northerly for 70.5 feet; thence 86 degrees 39 minutes 46 seconds right run Easterly for 145.53 feet to the West line of said Pope Street; thence 89 degrees 41 minutes 47 seconds right run Southerly along said Pope Street for 69.98 feet; thence 42 degrees 40 minutes 26 seconds left run 87.12 feet to the point of beginning. Situated in Shelby County, Alabama.

According to survey of Thomas E. Simmons, RLS #12945, dated October 27, 1993.

Subject to taxes for 1994 and subsequent years, easements, restrictions, permits, and rights of way of record.

\$ 46,650.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS, OR OF THEIR RESPECTIVE SPOUSES.

01/04/1994-00015
09:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 13.00

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 GRANTEE, 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set OUR hands(s) and seal(s), this 30th day of Dec, 1993.

.....(Seal)

Charles Stephenson.....(Seal)
Charles Stephenson

.....(Seal)

Karen Stephenson Ingram.....(Seal)
Karen Stephenson Ingram

.....(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 Charles Stephenson and Karen Stephenson Ingram whose names 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 30 day of Dec, 1993

Notary Public.

Inst # 1994-00015