

PREPARED BY: CU LENDING, INC., 22 Inverness Center Parkway, Suite 210, Birmingham, Alabama 35242

SEND TAX NOTICE TO: TERRY O. FANT AND JANICE FANT, 30880 HIGHWAY 25 N., WILSONVILLE, AL 35186

WARRANTY DEED

STATE OF ALABAMA)  
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of FORTY THREE THOUSAND AND NO\100 DOLLARS (\$43,000.00) to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I (We), HELEN E. RAY, A WIDOW (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto, TERRY O. FANT AND WIFE, JANICE FANT (herein referred to as GRANTEES), the following described real estate situated in SHELBY County, Alabama, to-wit:

A LOT LOCATED IN THE TOWN OF WILSONVILLE, ALABAMA SITUATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 21, RANGE 2 EAST, DESCRIBED AS COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF MCGOWAN'S FERRY ROAD WITH THE EAST RIGHT OF WAY LINE OF MONTGOMERY ROAD, NOW KNOWN AS ALABAMA STATE HIGHWAY NO. 25 AND RUN THENCE IN A NORTHEASTERLY DIRECTION ALONG THE EAST RIGHT OF WAY LINE A DISTANCE OF 202.5 FEET TO THE POINT OF BEGINNING OF THE LOT HEREIN DESCRIBED AND CONVEYED RUN THENCE IN A NORTHEASTERLY DIRECTION ALONG THE EAST RIGHT OF WAY LINE OF SAID ALABAMA STATE HIGHWAY NO. 25 A DISTANCE OF 125 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE T.O. SMITH RESIDENCE LOT; RUN THENCE IN A SOUTHEASTERLY DIRECTION AND ALONG THE SOUTH LINE OR SOUTHWEST LINE OF THE T.O. SMITH LOT, A DISTANCE OF 117 FEET TO A POINT, RUN THENCE SOUTH 70 FEET TO A POINT; RUN THENCE IN A WESTERLY DIRECTION A DISTANCE OF 161 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And I (we) do for myself(ourselves) and for my(our) heirs, executors and administrators covenant with said GRANTEES, their heirs and assigns, that I(we) am(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(we) have hereunto set my(our) hand(s) and seal(s), on FEBRUARY 18, 1994.

Helen E. Ray  
HELEN E. RAY

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that HELEN E. RAY, A WIDOW, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, (s)he (they) executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on FEBRUARY 18, 1994.

My commission expires: 11/30/97 Wm M. Phillips Jr  
Notary Public

Inst # 1994-07581

03/08/1994-07581  
03:52 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 51.50