

This instrument was prepared by

Courtney Mason & Associates PC
100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

WARRANTY DEED

03/31/1994-10448
08:58 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 18.50

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY TWO THOUSAND & NO/100---- (\$82,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I Maureen E. Adams, a single individual (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Stephnie F. Flurry, a single individual (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

All that part of the SE 1/4 of the SE 1/4 of Section 9, Township 19, Range 2 East, that lies South of Spring Creek and East of Baker's Spring Branch. Also, a parcel of land located in the Northeast corner of the NE 1/4 of the NE 1/4 of Section 16, Township 19, Range 2 East, described as follows: Beginning at the Northeast corner of said Section 16 and run thence South 87 deg. 30 min. West for a distance of 261.4 feet; run thence South 2 deg. 30 min. East to the North side of the Vincent Public Road; run thence in an Easterly direction along the North right of way line of the Vincent Public Road to the point of intersection with the East line of said Section 16; run thence North along the East line of said Section 16 to the point of beginning; all in said Section 16.

Also a tract of land in the Northwest corner of Section 15, Township 19, Range 2 East, beginning at the Northwest corner of said Section 15 and run thence South to the North right of way line of the Vincent public Road; run thence in an Easterly direction along the North right of way line of said Vincent Public Road a distance of 75 feet; run thence North and parallel with the West line of said Section 15 to the North line of said Section 15; run thence West along said North line for a distance of 75 feet to the point of beginning. All being situated in Shelby County, Alabama.

GRANTEES' ADDRESS: 3777 Highway 83 Vincent, Alabama 35178

\$72,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

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 have hereunto set my hand and seal, this 29th day of March, 1994.

Maureen E. Adams

Maureen E. Adams

(SEAL)

State of Alabama)
County of Shelby)

I, Courtney H. Mason, Jr., a Notary Public in and for said County in said State, hereby certify that Maureen E. Adams, a single individual whose name is 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, she executed the same voluntarily on the day of same bears date.

GIVEN UNDER MY HAND THIS 29th DAY OF APRIL, 1994.

My Commission Expires:

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95

, Notary Public

Inst # 1994-10448