

This instrument was prepared by
(Name) Newman & Sexton, Attorneys at Law
(Address) 3021 Lorna Road, Suite 310
Birmingham, Alabama 35216

Send Tax Notice To: Diane Manry
name
323 PARSONS DRIVE
address PELHAM AL 35124

WARRANTY DEED-

STATE OF ALABAMA }
Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

\$ 35,000
equity

That in consideration of... Seventy Eight Thousand Eight Hundred Sixteen & 70/100 Dollars
(\$78,816.70)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged
or we,

James A. Parsons, Jr. and wife, Joyce N. Parsons

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

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

See attached Exhibit A for legal description of the property which is incorporated
herein for all purposes.

Subject to: 1. Taxes for the year 1994 and subsequent years.
2. Easements, restrictions, reservations, limitations, rights-of-way, covenants
and conditions of record, if any.

Subject to a purchase money mortgage which is made simultaneously herewith and said
mortgage is a wrap-around mortgage, which is second and subordinate to a certain
first mortgage described as follows: Mortgage to Samuel Reuben Stewart, Jr. and wife,
Ruth W. Stewart, filed for record in Real Volume 412, Page 330, in the Probate Office
of Shelby County, Alabama, to secure the principal sum of \$50,000.00.

Inst # 1994-14333

05/03/1994-14333
10:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 46.00

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 GRANTEES,
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 GRANTEES, 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 28th
day of April, 1994.

(Seal)

James A. Parsons, Jr.

(Seal)

(Seal)

Joyce N. Parsons

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that James A. Parsons, Jr. and wife, Joyce N. Parsons
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 28th day of April, A. D. 1994.

Notary Public

My commission expires:

EXHIBIT A

A portion of the SW 1/4 of the NW 1/4 OF Section 10, Township 20 South, Range 2 West, described as follows: Begin at the S.E. corner of the SW 1/4 OF the NW 1/4 OF Section 10, Township 20 South, Range 2 West and run Northerly along the East side of the said 1/4-1/4 for 1003.50 feet; then turn an angle of 84 degrees 34 minutes to the left and run 146.73 feet; then turn an angle of 62 degrees 07 minutes 05 seconds to the left and run 54.26 feet; then turn an angle of 50 degrees 08 minutes 43 seconds to the left and run 92.72 feet; then turn an angle of 42 degrees 07 minutes 49 seconds to the right and run 121.95 feet; then turn an angle of 9 degrees 39 minutes 04 seconds to the right and run 82.10 feet; then turn an angle of 34 degrees 46 minutes 30 seconds to the right and run 115.77 feet to the point of beginning; then turn an angle of 21 degrees 50 minutes 44 seconds to the left and run 212.23 feet; then turn an angle of 84 degrees 00 minutes 57 seconds to the right and run 242.79 feet then turn an angle of 89 degrees 01 minutes 13 seconds to the right and run 256.62 feet; then turn and angle of 88 degrees 25 minutes 16 seconds to the right and run 225.49 feet; turn an angle of 54 degrees 10 minutes 04 seconds to the right and run 70.91 feet back to the point of beginning. Also an easement for ingress and egress as set out in that certain deed to James A. Parsons and wife Joyce N. Parsons recorded in Deed Book 281, page 249, in the Probate of Office of Shelby County, Alabama.

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