

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

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

(Name) Kinta Parker, PhD.
604 11th Avenue S.W.
(Address) Alabaster, Alabama 35007

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-87 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 Fifty-One Thousand 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,

Deborah J. Festavan, a single woman

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

Kinta Parker, PhD. and Alan J. Swindall

(herein referred to as grantees, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

Tract #3 (Also referred to as Furman No. 78 or Mill 47); Begin at the intersection of the Northerly right of way line of Strowd Avenue and the Westerly right of way line of Fallon Avenue, said right of way lines as shown on the Map of the Dedication of the Street and Easements, Town of Siluria, Alabama; thence Northwesterly along said right of way line of Strowd Avenue for 95.00 feet; thence 90 degrees 09 minutes right and run Northeasterly for 100.36 feet; thence 90 degrees 04 minutes right and run Southeasterly for 95.12 feet to a point on the Westerly right of way line of Fallon Avenue; thence 90 degrees right and run Southwesterly along said right of way line of Fallon Avenue for 100.00 feet to the point of beginning.
Being situated in Shelby County, Alabama.

\$41,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

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

Deborah J. Festavan is one and the same person as Debbie J. Reeser.

05/26/1994-17062
03:46 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
18.50

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, I have hereunto set my hands(s) and seal(s), this 25th day of May, 1994.

(Seal)

Deborah J. Festavan (Seal)
Deborah J. Festavan

(Seal)

(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 Deborah J. Festavan, a single woman whose name is signed to the foregoing conveyance, and who is 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 the same bears date.

Given under my hand and official seal this 26th day of May, A. D., 1994.

Mike T. Atchison
Notary Public.

Inst # 1994-17062