

SEND TAX NOTICE TO:

(Name) Velda J. Overbey

(Address) 280 Arabian Road
Columbiana, AL 35051

This instrument was prepared by

(Name) Stewart, Davis & Humphrey, P.C.

3800 Colonnade Parkway, Suite 650

(Address) Birmingham, AL 35243

Form TICOR 5100 1-84

WARRANTY DEED—TICOR TITLE INSURANCE

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty Four Thousand Three Hundred Forty Five and 80/100 Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Brett G. Winford and wife, Nancy Ann Winford

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

Velda J. Overbey

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

See Exhibit "A" attached hereto and made a part hereof.

Subject to:

Advalorem taxes for the year 1994 which are a lien but are not due and payable until October 1, 1994.

Existing easements, restrictions, set-back lines, limitations, of record.

All of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

06/23/1994-20050
03:41 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

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 15th day of June, 1994

.....(Seal)

Brett G. Winford (Seal)
Brett G. Winford

.....(Seal)

Nancy Ann Winford (Seal)
Nancy Ann Winford

.....(Seal)

.....(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brett G. Winford and wife, Nancy Ann Winford 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of June, A. D., 1994

MY COMMISSION EXPIRES OCTOBER 27, 1997

Christopher P. [Signature]
Notary Public.

Inst # 1994-20050

EXHIBIT "A"

COMMENCE AT THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 11, TOWNSHIP 21 SOUTH, RANGE 2 WEST, SAID POINT BEING THE POINT OF BEGINNING, AND RUN NORTH 03 DEGREES 05 MINUTES 04 SECONDS WEST ALONG THE EAST LINE OF SAID SW 1/4 OF THE SE 1/4 FOR A DISTANCE OF 362.77 FEET; THENCE RUN SOUTH 88 DEGREES 19 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 1752.16 FEET, SAID POINT BEING LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 11, TOWNSHIP 21 SOUTH, RANGE 2 WEST; THENCE RUN SOUTH 05 DEGREES 29 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 324.10 FEET; THENCE RUN SOUTH 11 DEGREES 28 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 40.01 FEET TO THE SOUTH LINE OF SAID SE 1/4 OF THE SW 1/4; THENCE RUN NORTH 89 DEGREES 14 MINUTES 36 SECONDS EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 498.96 FEET TO THE SOUTHWEST CORNER OF SAID SW 1/4 OF THE SE 1/4; THENCE RUN NORTH 88 DEGREES 00 MINUTES 20 SECONDS EAST ALONG THE SOUTH LINE OF SAID SW 1/4 OF THE SE 1/4 FOR A DISTANCE OF 1311.89 FEET TO THE POINT OF BEGINNING.

SITUATED IN THE SW 1/4 OF SE 1/4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 21 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA.

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