

STATE OF ALABAMA

COUNTY OF SHELBY

)
)
)

KNOW ALL MEN BY THESE PRESENTS that in consideration of Twenty Three Thousand and no/100ths—(\$23,000.00) and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Madeline C. Woodward, an unmarried woman (herein referred to as "Grantor"), grant, bargain, sell and convey unto Jack Whitson Kidd (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama to wit:

See Exhibit A attached hereto and incorporated herein as if set forth fully and at length.

SUBJECT TO:

1. General and special taxes or assessments for 1994 and subsequent years not yet due and payable.
2. Right(s) of Way(s) granted to Shelby County by Instrument(s) recorded in Deed 117 Page 34 in the Probate Office.
3. Easement(s) to and Flood Rights Alabama Power Company as shown by instrument recorded in Record 4, Page 381 and Probate Minutes 24 Page 265 in Probate Office.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever against the lawful claims of all persons.

Donna L. Van

07/12/1994-21881
02:27 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 36.50

Inst # 1994-21881

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 8th day of July, 1994.


Madeline C. Woodward

STATE OF ALABAMA

JEFFERSON COUNTY

)
)
)
General acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Madeline C. Woodward**, an unmarried 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 8th day of July, 1994.


Notary Public

2/2/96
My Commission Expires

THIS INSTRUMENT PREPARED BY:

James E. Vann, Esquire
Donovan, Vann & Richey
One Independence Plaza
Suite 510
Birmingham, AL 35209
(205) 879-6660

SEND TAX NOTICE TO:

Jack Whitson Kidd
2513 Rocky Ridge Road
Birmingham, Alabama 35243

EXHIBIT "A"

Beginning at the Southwest corner of SE 1/4 of the SW 1/4 of Section 4 Township 20 South, Range 2 East thence run north along the West line of said 1/4 1/4 section a distance of 1282.00 feet; thence turn an angle of 90 deg. 28 min. 11 sec. to the right and run a distance of 1342.76 feet to a point on the West line of Alabama State Highway No. 25; thence turn an angle 116 deg. 20 min. 39 sec. to the right and run along said Highway right of way a distance of 1434.00 feet to the South line of said SE 1/4 of SW 1/4, Section 4; thence turn an angle of 63 deg. 54 min. 44 sec. to the right and run along the South line of said 1/4 1/4 Section a distance of 695.91 feet to the point of beginning. Situated in the SE 1/4 of the SW 1/4, Section 4, Township 20 South, Range 2 East, Shelby County, Alabama; being situated in Shelby County, Alabama.

Inst # 1994-21881

07/12/1994-21881
02:27 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
003 MCD 36.50