

This instrument prepared by:
W. Todd Carlisle, Attorney
Sirote & Permutt P.C.
2222 Arlington Avenue
Birmingham, Alabama 35205

Send Tax Notice to:
William Weldon Cunningham, III
1914 Mayfair Drive
Birmingham, AL 35209

WARRANTY DEED

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of **Two Hundred Fifty Thousand and 00/100'S *** (\$250000.00) Dollars** to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, **John C. Wilson, married** (herein referred to as grantor) do grant, bargain, sell and convey unto **William Weldon Cunningham, III** (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

See attached "Exhibit A" for legal description.

Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Easements granted to Colonial Pipeline Company recorded in Deed Book 269, Page 150, Deed Book 268, Page 950, Deed Book 222, Page 869, Deed Book 222, Page 867 and Deed Book 221, Page 841.

This property is not the homestead of the grantor, nor his/her spouse.

\$175,000.00 of the purchase price recited above is represented by the execution of a promissory note on a purchase money mortgage delivered simultaneously herewith.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his/her 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/her heirs and assigns forever, against the lawful claims of all persons.

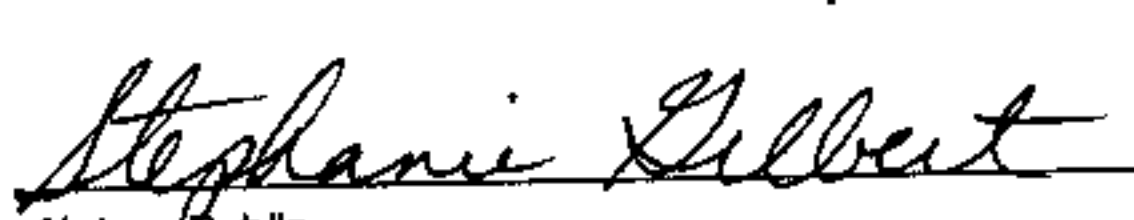
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of July, 1994.

 (Seal)
John C. Wilson

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John C. Wilson, married 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of July, 1994.


Notary Public
Affix Seal

Inst # 1994-22956

07/21/1994-22956
11:26 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 86.00

1994-22956

EXHIBIT "A"

The south one-half of the southwest one-quarter of Section 3, Township 20 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama.

A 60 Foot Easement for ingress and egress more particularly described as follows:

Commence at the Northeast Corner of the Southeast Quarter of the Southeast Quarter of Section 4, Township 20 South, Range 1 West; run thence in a Southerly direction along the East Line of said Section 4 for a distance of 645.96 feet to the point of beginning of a 60 foot wide easement; said easement running from the Easterly line of Section 4, in a Southwesterly, Westerly and Northwesterly direction, said Center line being more particularly described as follows: from the point of beginning thus obtained thence turn an angle to the right of 66 degrees, 52 minutes, 18 seconds and run in a Southwesterly direction for a distance of 142.67 feet to the point of beginning of a curve to the right, said curve having a central angle of 85 degrees, 49 minutes, 36 seconds and a radius of 132.89 feet; thence run along the arc of said curve in a Southwesterly, Westerly, and Northwesterly direction for a distance of 199.07 feet to the end of said curve and the point of beginning of a curve to the right, said curve having a central angle of 15 degrees, 55 minutes, 24 seconds, and a radius of 715.01 feet; thence run along the arc of said curve to the right in a Northwesterly direction for a distance of 198.71 feet to the end of said description, said point being situated at the termination of an existing paved road.

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