

This form furnished by:

**Cahaba Title, Inc.**

Eastern Office  
(205) 833-1571

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(205) 988-5600

Title not examined

This instrument was prepared by:

(Name) Joel C. Watson, Attorney

(Address) P.O. Box 987

Alabaster, AL 35007

Send Tax Notice to:

(Name) \_\_\_\_\_

(Address) \_\_\_\_\_

**WARRANTY DEED**

**STATE OF ALABAMA**

                     **COUNTY** }

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Ten Dollars and no cents

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

✓ C. Ray Cunningham, a single man

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

Catherine R. Cunningham

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

Shelby

County, Alabama, to-wit:

See Exhibit "A"

Less and except that property described in Exhibit "B" attached herewith.

Subject to easements, restrictions, and rights of way of record.

Inst # 1994-24081

Inst # 1994-24081

08/02/1994-24081  
10:22 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 REC 14.50

TO HAVE AND TO HOLD. To the said GRANTEE, his, her or their heirs, executors and administrators, I, the undersigned, do hereby assign forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 2nd day of August, 19 94

(Seal)

(Seal)

(Seal)

C. Ray Cunningham  
C. Ray Cunningham

(Seal)

(Seal)

(Seal)

**STATE OF ALABAMA**

Shelby

                     **County** }

**General Acknowledgment**

I, the undersigned  
in said State, hereby certify that

C. Ray Cunningham

a Notary Public in and for said County,

whose name(s) is signed to the foregoing conveyance, and who is is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 2nd day of August, 19 94

My Commission Expires:

6/8/98

5520 Double Oak Dr  
Birmingham, AL

Monica L. Smith  
Notary Public

35242

From the Northwest corner of the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 10, Township 20 South, Range 2 West run southerly along the west boundary line of the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 10, Township 20 South, Range Two West, for 155.0 feet; thence turn an angle of 120 degrees, 00 minutes to the left and run northeasterly 561.29 feet to the point of beginning of the land herein described and conveyed; thence turn an angle of 120 degrees, 00 minutes to the right and run southerly 241.0 feet; thence turn an angle of 120 degrees, 00 minutes to the left and run northeasterly 208.71 feet; thence turn an angle of 60 degrees, 00 minutes to the left and run northerly 241.0 feet; thence turn an angle of 120 degrees, 00 minutes to the left and run southwesterly 208.71 feet, more or less, to the point of beginning.

This land being a part of the west half of the NE $\frac{1}{4}$  of Section 10, Township 20, South, Range 2 West, and being one (1) acre, more or less.

Exhibit "A"

FROM THE NORTHWEST CORNER OF THE SW 1/4 OF THE NE 1/4 OF SECTION 10  
TOWNSHIP 20 SOUTH, RANGE 2 WEST RUN SOUTH ALONG THE  
WEST BOUNDARY LINE OF SAID 1/4 1/4 SECTION FOR A DISTANCE  
OF 155.00 FEET THENCE TURN A ANGLE OF 120°-00' TO THE LEFT  
AND RUN NORTH EASTERLY FOR 720.00 FEET FOR THE POINT OF  
BEGINNING OF THE LAND HEREIN DESCRIBED AND CONVEYED; THENCE  
CONTINUE LAST NAMED COURSE FOR A DISTANCE OF 50.00 FEET  
THENCE TURN A ANGLE OF 120°-00 TO THE RIGHT AND RUN SOUTH  
EASTERLY FOR 241.00 FEET THENCE TURN A ANGLE OF 168-39-51  
TO THE RIGHT AND RUN NORTHERLY A DISTANCE OF 220.29 MORE  
OR LESS TO THE POINT OF BEGINNING

Exhibit "B"

Case # 1994-24081

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