

Send Tax Notice To:
A. W. Little
1565 Highway 11
Chelsea, Al 35043

This instrument prepared by:
John G. Lowther
Smith, Blocker & Lowther P.C.
3500 Independence Drive
Birmingham, Alabama 35209

GENERAL WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS:

This Deed is made by and between Fern Little, an unmarried woman, hereinafter called "Grantor", and Alfred Wesley Little, Jr., an unmarried man, hereinafter called "Grantee".

The Grantor, for and in consideration of Twelve Thousand and 00/100 (\$12,000.00) Dollars and the assumption of the mortgage herein described, and other good and valuable consideration, in hand paid by Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, convey and sell to Alfred Wesley Little, Jr., the following described real estate located in Shelby County, Alabama:

Parcel I:

Commence at the NE corner of the SE 1/4 of the NE 1/4 of Section 2, Township 20 South, Range 2 West; thence run Southerly along the East line of said 1/4 1/4 Section for a distance of 810.16 feet to the Northerly right of way of Seaboard Coast Railroad; thence turn an angle to the right of 42 deg. 47 min. 39 sec. and run along said right of way line for a distance of 120.37 feet to the point of beginning; thence continue along the last described course for a distance of 248.28 feet; thence turn an angle to the right of 117 deg. 23 min. 53 sec. for a distance of 238.07 feet; thence turn an angle to the right of 19 deg. 45 min. 07 sec. for a distance of 85.62 feet to the Southerly right of way line of Highway # 11; thence turn an angle to the right of 29 deg. 24 min. 31 sec. and run along said right of way for a distance of 41.75 feet; thence turn an angle to the right of 96 deg. 13 min. 43 sec. for a distance of 281.53 feet to the point of beginning.

Parcel II:

Commence at the NE corner of the SE 1/4 of the NE 1/4 of Section 2, Township 20 South, Range 2 West; thence run Southerly along the East line of said 1/4 1/4 section for a distance of 810.16 feet to the Northerly right of way line of Seaboard Coast Railroad; thence turn an angle to the right of 42 deg. 47 min. 39 sec. and run along said right of way for a distance of 368.65 feet; thence turn an angle to the right of 117 deg. 23 min. 53 sec. for a distance of 238.07 feet to the Point of Beginning; thence continue along the last described course for a distance of 55.58 feet to the Southerly right of way line of Highway #11; thence turn an angle to the right of 49 deg. 09 min. 38 sec. and run along said right of way for a distance of 38.25 feet; thence turn an angle to the right of 150 deg. 35 min. 29 sec. for a distance of 85.62 feet to the Point of Beginning.

Subject To:

1. Taxes and assessments for the year 1994, and subsequent years, which are not yet due and payable. Tax information has been based on the present assessment roles, but is subject to any future adjustments that may be made by either the Tax Assessor or the Board of Shelby County, Alabama.

2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 127 page 446 in Probate Office.

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SHELBY COUNTY JUDGE OF PROBATE
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Inst # 1994-27213

3. Mortgage executed by Fern Little dated January 8, 1988, recorded in Real Volume 168, page 69, in the office of the Judge of Probate of Shelby County, Alabama, in the amount of \$30,400.00 to Central Bank (now Compass Bank). This mortgage is assumed by Grantee by separate agreement recorded herewith.

Grantor covenants with the said Grantee, his heirs and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Fern Little, an unmarried woman, has caused this conveyance to be signed on this the 1st day of September, 1994.

Fern Little
Fern Little

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Fern Little, whose name is signed to the foregoing General Warranty Deed, and who is known to me, acknowledged before me on this date that, being informed of the contents of the General Warranty Deed, she, executed the same. Given under my hand and seal this 1st day of September, 1994.

John G. Lowther
John G. Lowther

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