

This form furnished by:

Cahaba Title, Inc.

Eastern Office
(205) 833-1571

Riverchase Office
(205) 988-5600

This instrument was prepared by:

(Name) Joel C. Watson, Attorney
(Address) P.O. Box 987
Alabaster, AL 35007

Send Tax Notice to:

(Name) _____
(Address) _____

4500.00

Title not examined; Legal description furnished by grantor.

WARRANTY DEED

STATE OF ALABAMA

Shelby

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,

Walter Cunningham, a single man

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

Annie Mae Cunningham

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

Shelby

County, Alabama, to-wit:

One acre of land lying in the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 1, Township 21, Range 3 West, described as follows: Beginning 70 yards North of the Southwest corner of said forty and run North 70 yards; thence East 70 yards; thence South 70 yards; thence west 70 yards to the point of beginning.

Less and Except the following: One-fourth ($\frac{1}{4}$) acre of land lying in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 1, Township 21, Range 3 West described as follows: beginning 70 yards North of the Southwest corner of said 40 and run North 35 yards; thence East 35 yards; Thence South 35 yards; thence West 35 yards to the point of beginning.

Less and Except that portion of the above described property sold to the state of Alabama for road right-of-way as recorded in Deed Book 274, page 416 in the Probate office of Shelby County, Alabama.

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

Inst # 1994-27620

09/09/1994-27620
10:09 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOH MCB 11.00

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 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 22
day of August, 19 94.

(Seal)

Walter Cunningham
Walter Cunningham

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

County }

General Acknowledgment

I, the undersigned,
in said State, hereby certify that Walter 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 22 day of August, 19 94

6-8-98

My Commission Expires:

Monica L. Smith

Notary Public

Walter Cunningham
P.O. Box 1133
Alabaster, AL 35007