

This instrument was prepared by:
 (Name) Mitchell A. Spears
 (Address) P.O. Box 119
Montevallo AL 35115

Send Tax Notice to:
 (Name) Gregory W. Dailey
 (Address) 235 Hwy. 255
Montevallo AL 35115

WARRANTY DEED

STATE OF ALABAMA }
 SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Twenty Thousand and 00/100 (\$20,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged
Alberta Majors, an unmarried woman
 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Gregory W. Dailey

Inst # 1994-32708
 11/02/1994 10:44 AM - CERTIFIED
 SHELBY COUNTY CLERK OF COURSE
 001 NCBE \$1.50

(herein referred to as grantee, whether one or more), the following described real estate, situated in
SHELBY County, Alabama, to-wit:

Commencing at the Northeast corner of the NE 1/4 of the NE 1/4 of Section 3, Township 22 South, Range 4 West, and running West a distance of 70.0 yards to the point of beginning of the lot herein described and conveyed; thence run South a distance of 70.0 yards; thence run West a distance of 80.0 yards; thence run North a distance of 70.0 yards; thence run East a distance of 80.0 yards to point of beginning of lot herein described and conveyed. Situated in Shelby County, Alabama.

"Alberta Majors" is the surviving grantee of deed recorded in Deed Book 278, Page 245, in the Probate Office of Shelby County, Alabama: the other grantee, Edward E. Majors, having died on or about the 17th day of April, 1987.

SUBJECT TO:
 Taxes for 1995 and subsequent years. 1995 ad valorem taxes are a lien but not due and payable until October 1, 1995.
 Any loss, claim, damage, or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.
 Permit to Alabama Power Company recorded in Deed Book 118, Page 118 in Probate Office.
 Title to minerals underlying caption land with mining right and privileges thereto.
 Any part of caption land lying within a public road.
PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE ON EVEN DATE HEREWITH, IN THE SUM OF \$27,000.00, IN FAVOR OF FIRST ALABAMA BANK.

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 28th day of October, 19 94

 (Seal) Alberta Majors (Seal)
 _____ (Seal)
 _____ (Seal)

STATE OF ALABAMA }
 SHELBY County } **General Acknowledgment**

I, the undersigned authority _____ a Notary Public in and for said County, in said State, hereby certify that Alberta Majors, an unmarried woman

whose name(s) 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 28th day of October, 19 94

9/97 My Commission Expires: _____
M A Spears Notary Public