

Send Tax Notice To:  
Franklin W. Strong  
4483 Flat Shoals Road  
Union City, Georgia 30291

Inst # 1994-33298

This instrument was prepared by:  
JAMES W. FUHRMEISTER  
Griffin, Allison, May, Alvis & Fuhrmeister  
P. O. Box 380275  
Birmingham, AL 35238

Warranty Deed

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY )

THAT IN CONSIDERATION OF One Hundred Twenty Five Thousand Dollars and/100 Dollars (\$125,000.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Barbara K. McEwen, a married woman** (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **Franklin W. Strong, an unmarried man**, (herein referred to as Grantees, whether one or more) in fee simple together with every contingent remainder and right of reversion, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

See Attached Exhibit A

Subject to existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

Mineral and Mining rights excepted.

NOTE: This property does not constitute the homestead of the grantor.

NOTE: \$120,000.00 of the above recited consideration was paid from the proceeds of a mortgage loan executed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee its heirs and assigns, forever in fee simple forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we 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 Grantees, their heirs, and assigns forever, against the lawful claims of all persons.

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11/08/1994-33298  
10:00 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 19.50

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this 4th day of November, 1994.

Barbara K. McEwen  
Barbara K. McEwen

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Barbara K. McEwen, 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, she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 4th day of November, 1994.

Kimberly M. Melton  
Notary Public  
My commission expires: 3-5-95

EXHIBIT A

A parcel of land in the SE 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, and more particularly described as follows: Commence at the southeast corner of the southeast 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama and run thence westerly along the south line of said 1/4 section 999.76 feet to a point; thence turn 102 deg. 44 min. right and run 288.80 feet to a point on the westerly margin of Hodges Street or Shelby County Road No. 361 and the point of beginning of the property being described; thence run 14 deg. 13 min. right and run northerly along said margin of said road a distance of 358.42 feet to a point; thence turn 115 deg. 21 min. 19 sec. left and run west-southwesterly 121.13 feet to a point on the easterly right of way line of I-65 Highway in a curve having a central angle of 3 deg. 16 min. 48 sec. and a radius of 5,854.58 feet; thence turn 75 deg. 52 min. 26 sec. left to chord and run southerly along said I-65 right of way line a chord distance of 335.41 feet to a point; thence turn 105 deg. 42 min. 11 sec. left and run east-northeasterly 49.53 feet to the point of beginning; being situated in Shelby County, Alabama.

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