

This instrument prepared by:  
John N. Randolph, Attorney  
Sirots & Permutt P.C.  
2222 Arlington Avenue  
Birmingham, Alabama 35205

Send Tax Notice to:  
Joan M. Levesque  
  
2240 Highway 17 South  
Montevallo, AL 35115

**WARRANTY DEED**

**State of Alabama**

**KNOW ALL MEN BY THESE PRESENTS,**

**Shelby County**

That in consideration of **Ninety-Eight Thousand Five Hundred and 00/100'S \*\*\* (\$98500.00) Dollars** to the undersigned grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, **Jerry A. Schofield and wife, Gayla C. Schofield**, (herein referred to as grantors) do grant, bargain, sell and convey unto **Joan M. Levesque** (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

*SCHOFIELD*  
*[Signature]*

See attached Exhibit "A" for Legal Description.

Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Right of Way granted to Alabama Power Company by instrument(s) recorded in DEed Volume 133, page 520.
3. Easements, rights of way, release of damages and rights in connection therewith as set out in Deed Volume 87, page 524.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 71, page 576.

\$98,550.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his/her 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 we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 22nd day of November, 1994.

*Jerry A. Schofield* (Seal)  
Jerry A. Schofield

*Gayla C. Schofield* (Seal)  
Gayla C. Schofield  
*SCHOFIELD*  
*[Signature]*

**STATE OF ALABAMA  
JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jerry A. Schofield and wife, Gayla C. Schofield, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

*SCHOFIELD*  
*[Signature]*

Given under my hand and official seal this 22nd day of November, 1994.

*[Signature]*  
Notary Public  
Affix Seal

Inst # 1994-34964

11/28/1994-34964  
10:06 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 21.00

Inst # 1994-34964

Legal Description for Warranty Deed given by Jerry A. Schofield, and wife,  
Gayla C. Schofield to Joan M. Levesque dated November 23, 1994.

EXHIBIT A

Part of the Northeast 1/4 of the Northwest 1/4 and part of the Southeast 1/4 of the Northwest 1/4 of Section 8, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

From the Northeast corner of the Northeast 1/4 of the Northwest 1/4, Section 8, Township 22 South, Range 3 West, run South along the 1/2 Section line 879.10 feet to a point on the South side of a dirt road, and the beginning point of subject lot; from said point thus established, continue said course along said line for 1124.2 feet to an iron pipe; run thence along a painted and blazed line North 87°46' West for 501.55 feet to an axle on the East side of a stream; run thence along the East side of said stream North 00°10' West for 171.08 feet; continue along the East side of said stream North 24°11' East for 114.93 feet; continue along the East side of said stream North 16°58' East for 145.0 feet; continue along the East side of said stream North 41°52' West for 67.91 feet to an iron pin on the easterly right of way line of Shelby County Highway No. 17; thence run along said R.O.W. line a chord bearing and distance North 18°11' East for 216.10 feet; continue along said R.O.W. line a chord bearing and distance North 11°58' East for 81.20 feet; continue along said R.O.W. line a chord bearing and distance North 18°04' East for 142.6 feet; continue along said R.O.W. line a chord bearing and distance North 28°04' East for 135.15 feet; continue thence along said R.O.W. line a chord bearing and distance North 37°40' East for 113.0 feet; continue thence along said R.O.W. line a chord bearing and distance North 43°49' East for 102.55 feet to a point where said R.O.W. line is intersected by the southerly line of the dirt road heretofore mentioned in the first part of this description; thence run a chord bearing and distance South 63°08' East for 149.5 feet (arc distance along curvature of road 166.05) back to the point of beginning.

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