

STATE OF ALABAMA)

SHELBY COUNTY)

\$ 11,000.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, MARIE C. MOODY, a resident of the State of Alabama (the "Grantor") does by these presents:

GRANT, BARGAIN, SELL AND CONVEY UNTO A. R. BURROUGHS and OLIVIA BURROUGHS, both residents of the State of Alabama (collectively, the "Grantees"), as joint tenants with right of survivorship, the following described real property situated in Shelby County, Alabama:

- a) A parcel of land in the South 1/2 of the SW 1/4 of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the SE corner of the SE 1/4 of the SW 1/4 of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama and run North along the East line of said 1/4 1/4 Section 414.59 feet to the SE corner of Lot 10, of Pope's Subdivision of Shady Grove, as recorded in Map Book 4 page 32, in the Probate Office of Shelby County, Alabama; thence left 89 deg. 12 min. and run West along the South line of said recorded subdivision a distance of 1501.72 feet; thence left 90 deg. 00 min. and run South 100.4 feet to point of beginning; thence right 90 deg. 00 min. and run West 30.0 feet; thence left 90 deg. 00 min. and run South 100.99 feet; thence left 89 deg. 51 min. and run Easterly 390.0 feet; thence left 90 deg. 09 min. and run Northerly 102.01 feet; thence left 90 deg. 00 min. and run West 360.00 feet to point of beginning; being situated in Shelby County, Alabama.

Together with an access easement described as follows:

Commence at the SE corner of the SE 1/4 of the SW 1/4 of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama and run north along the East line of said 1/4 1/4 Section a distance of 414.59 feet; thence left 89 deg. 12 min. and run West along the South line of a recorded subdivision known as Pope's Subdivision of Shady Grove, Map Book 4 page 32, Shelby County, Alabama, a distance of 1501.72 feet to point of beginning; thence continue along last described course 30.0 feet; thence left 90 deg. 00 min. and run South 100.4 feet; thence left 90 deg. 00 min. and run East 30.0 feet; thence left

01/13/1995-01154
09:50 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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Inst # 1995-01154

90 deg. 00 min. and run North 100.4 feet to point of beginning; being situated in Shelby County, Alabama.

- (b) All buildings, structures and improvements located on the property described in (a) above, and all chattels and fixtures which are attached to or used in connection with said property.
- (c) All rights-of-way, servitudes and easements pertaining to any of the foregoing.

The conveyance of the above property is made subject to the following:

1. That certain Mortgage dated September 5, 1986 from Marie C. Moody to Phillip J. Lusco and Virginia P. Lusco in the amount of \$70,000 recorded in Real Volume 95, Page 175, which mortgage the Grantees assume and agree to pay.

2. Mortgages, reservations, restrictive covenants, limitations and easements of record, including, without limitation, that certain mortgage of even date recorded concurrently herewith, executed by Grantees, as Mortgagor and Grantor, as Mortgagee.

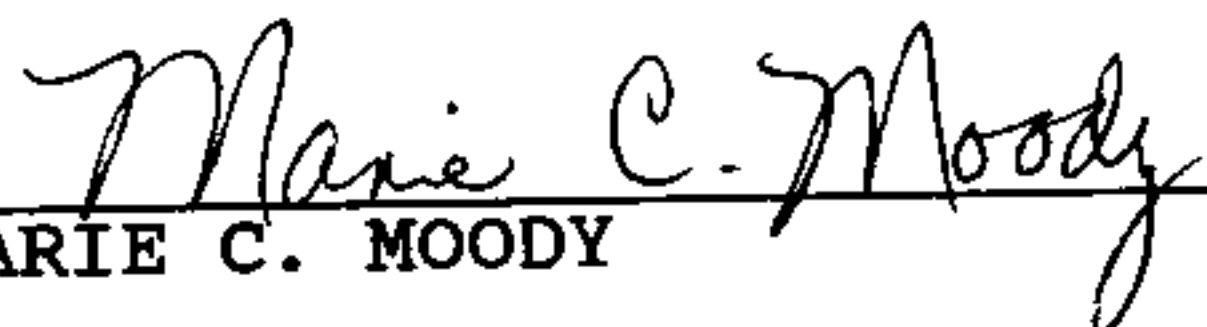
3. Encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of ground or any other matters not of record which would be disclosed by an accurate survey of the subject property.

4. Taxes due and payable for the year 1994 and subsequent years.

TO HAVE AND TO HOLD to the said Grantees, their heirs, executors, personal representatives, successors and assigns forever.

The Grantor hereby covenants with the said Grantees, their heirs, executors, personal representatives, successors and assigns, that she is the lawful owner of the above Property; that such Property is free from all liens and encumbrances except as described herein; that the Grantor has a good right to transfer and convey the same as aforesaid; and that she will warrant and defend the same against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal this the 11th day of January, 1995.


MARIE C. MOODY

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Marie C. Moody, whose name is signed to the foregoing Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of said Warranty Deed, she executed the same voluntarily on the day the same bears date.

Given under my hand this 11th day of January, 1995.

David A. Larsen
Notary Public

My Commission Expires: 1/11/95

This document was prepared by:

David A. Larsen
Attorney at Law
Berkowitz, Lefkovits, Isom & Kushner, P.C.
✓ 1600 SouthTrust Tower
Birmingham, Alabama 35203

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3

Inst # 1995-01154

01/13/1995-01154
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