

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
Suite 200, 100 Vestavia Office Park
Birmingham, Alabama 35216

Send Tax Notice To:
CITIZEN LAMORUTH
1017 8TH ST.
PLEASANT GROVE, AL.
35127

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Eighty-Two Thousand Five Hundred and No/100 Dollars (\$82,500.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, MICHAEL h. STRONG, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto CHERYL P. LANDRETH (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO: (1) Taxes due in the year 1995 and thereafter; and (2) Easements, restrictions and rights-of-way of record.

Grantor herein conveys all mineral and mining rights he may own to Grantee to the property described herein, however, it is expressly understood that with regard to mineral and mining rights, there is no warranty as to such conveyance.

The property conveyed herein is not the homestead of the Grantor.

TO HAVE AND TO HOLD to the said Grantee, her successors and assigns forever.

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

IN WITNESS WHEREOF, the undersigned, MICHAEL H. STRONG, has hereunto set his hand and seal, this the 27 day of February, 1995.


Michael H. Strong

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that MICHAEL H. STRONG, a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27 day of February, 1995.


Notary Public
My Commission Expires

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: July 8, 1996.
BONDED \$1000 NOTARY PUBLIC UNDERWRITERS.

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03/06/1995-05729
12:15 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 KCD 93.50

Inst # 1995-05729

EXHIBIT "A"

A parcel of land in the East 1/2 of the SE 1/4 and the SE 1/4 of NE 1/4 of Section 25, Township 18 South, Range 1 East, Shelby County, Alabama, described as follows:

From the true SE corner of Section 25, Township 18 South, Range 1 East, run thence North along the true East boundary of said Section 25 a distance of 1313.35 feet to the true SE corner of the NE 1/4 of SE 1/4 of said Section 25, being the point of beginning of herein described parcel of land; thence turn 88 deg. 54 min. 52 sec. left and run 668.11 feet to an accepted iron pin; thence turn 90 deg. 18 min. 25 sec. left and run 800.36 feet along an accepted white painted line; thence turn 89 deg. 13 min. 17 sec. right and run 285.38 feet; thence turn 90 deg. 00 min. right and run 1124.94 feet; thence turn 90 deg. 00 min. right and run 364.25 feet; thence turn 90 deg. 00 min. left and run 1000.00 feet; thence turn 90 deg. 00 min. right and run 300.0 feet; thence turn 90 deg. 00 min. left and run 465.50 feet; thence turn 90 deg. 00 min. right and run 300.0 feet to a point on the true East boundary of aforementioned Section 25; thence turn 90 deg. 00 min. right and run along said true section line a distance of 1400.06 feet; thence turn 88 deg. 07 min. 16 sec. left and run 257.78 feet to a point

on the Northwesterly boundary of County Highway #55; thence turn 104 deg. 44 min. 59 sec. right and run 75.49 feet along said Highway boundary; thence turn 77 deg. 05 min. 22 sec. right and run 236.54 feet to a point on the true East boundary of aforementioned Section 25; thence turn 93 deg. 43 min. 05 sec. left and run 337.31 feet to the point of beginning of herein described parcel of land; being situated in Shelby County, Alabama.

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