

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
Marian S. Epstein
4529 Grants Mill Trail
Birmingham, AL 35210

STATE OF ALABAMA}
SHELBY COUNTY}

Warranty Deed/ITWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWO HUNDRED FORTY-FOUR THOUSAND FIVE HUNDRED NINETY-FIVE AND NO/100'S (\$244,595.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, we, **JO ANN MAXWELL and husband, FELIX NEIL MAXWELL**, (herein referred to as grantors) do grant, bargain, sell, and convey unto **MARIAN S. EPSTEIN** (herein referred to as GRANTEE), the following described real estate, situated in Shelby County, Alabama.

Inst # 1995-11146

EXHIBIT "A" IS ATTACHED HERETO AND MADE A PART HEREOF.

Subject to:

Ad valorem taxes for 1995 and subsequent years not yet due and payable until October 1, 1995. Existing covenants and restrictions, easements, rights of way, and limitations of record.

Subject to fence line and white painted line encroachments as shown on survey dated 3-10-95 by Sam W. Hickey, AL. Reg. 4848.

Grantee accepts property and improvements located thereon in "AS IS" condition.

\$150,995.00 of the purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEE, her heirs and assigns, forever.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators, covenant with said GRANTEES 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 noted above, that I/we have a good right to sell and convey the same as aforesaid, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereto set our hands and seals, this the 24th day of March, 1995.

Jo Ann Maxwell
JO ANN MAXWELL

Felix Neil Maxwell
FELIX NEIL MAXWELL

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JO ANN MAXWELL and husband, FELIX NEIL MAXWELL, 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.

Given under my hand and official seal this 24th day of March, 1995.

[Signature]
Notary Public

CLAYTON T. SWEENEY, ATTORNEY AT LAW

My Commission Expires: 5/29/95

Inst # 1995-11146

04/28/1995-11146
01:53 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 107.50

EXHIBIT "A"

Parcel E

A parcel of land in the SW 1/4 of the NW 1/4 of Section 29, Township 19 South, Range 1 West described as follows:

From the SE corner of the SW 1/4 of NW 1/4 of Section 29, Township 19 South, Range 1 West, being the point of beginning of herein described parcel of land, run thence North along the East boundary of said SW 1/4 of NW 1/4 a distance of 873.89 feet to a point in the centerline of a 60.0 foot non-exclusive easement for ingress and egress; thence turn 106 deg. 33 min. 36 sec. left and run 99.78 feet along said easement centerline and the following courses: 04 deg. 22 min. 05 sec. right for 106.57 feet; 08 deg. 21 min. 20 sec. right for 126.85 feet; 09 deg. 59 min. 10 sec. left for 83.54 feet; 26 deg. 22 min. 25 sec. left for 168.42 feet; 17 deg. 41 min. 05 sec. right for 210.67 feet; thence turn 18 deg. 23 min. 40 sec. right and run 51.93 feet and run 51.93 feet along the centerline of said easement to its point of termination; thence turn 13 deg. 48 min. 37 sec. left and run 575.07 feet to a point on the West boundary of aforementioned SW 1/4 of NW 1/4; thence turn 72 deg. 24 min. 48 sec. left and run 465.38 feet to the SW corner of said SW 1/4 of NW 1/4; thence turn 91 deg. 25 min. 39 sec. left and run 1327.56 feet to the point of beginning of herein described parcel of land.

A non-exclusive 60 foot private easement for ingress and egress: From the NE corner of the NE 1/4 of NW 1/4 of Section 29, Township 19 South, Range 1 West, run thence West along the North boundary of said NE 1/4 of NW 1/4 a distance of 30.0 feet to the point of beginning of the centerline of herein described easement; thence turn 88 deg. 51 min. 16 sec. left and run 789.40 feet along said easement centerline and the following courses: 23 deg. 28 min. 06 sec. right for 56.21 feet; 14 deg. 28 min. 11 sec. right for 215.46 feet; 16 deg. 39 min. 30 sec. left for 130.57 feet; 25 deg. 39 min. 05 sec. right for 228.96 feet; 16 deg. 30 min. 50 sec. right for 135.49 feet; 17 deg. 37 min. 25 sec. right for 191.92 feet; 28 deg. 10 min. 58 sec. left for 129.98 feet; 06 deg. 15 min. 37 sec. left for 188.87 feet; 18 deg. 58 min. right for 156.97 feet; 14 deg. 23 min. left for 225.70 feet; 22 deg. 35 min. 20 sec. right for 153.54 feet; 04 deg. 22 min. 05 sec. right for 106.57 feet; 08 deg. 21 min. 20 sec. right for 126.85 feet; 09 deg. 59 min. 10 sec. left for 83.54 feet; 26 deg. 22 min. 25 sec. left for 168.42 feet; 17 deg. 41 min. 05 sec. right for 210.67 feet; thence turn 18 deg. 23 min. 40 sec. right and run 51.93 feet along said easement centerline to a point of termination. All being situated in Shelby County, Alabama.

EXHIBIT "A" - CONTINUED

Parcel F

A parcel of land in the SW 1/4 of the NW 1/4 of Section 29, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows. From the SW corner of the SW 1/4 of NW 1/4 of Section 29, Township 19 South, Range 1 West, run thence North along the West boundary of said SW 1/4 of NW 1/4 a distance of 465.38 feet to the point of beginning of herein described parcel of land; thence continue along said course a distance of 866.0 feet to the NW corner of said SW 1/4 of NW 1/4; thence turn 88 deg. 57 min. 36 sec. right and run 890.34 feet along the North boundary of said SW 1/4 of NW 1/4; thence turn 54 deg. 33 min. 49 sec. right and run 582.59 feet to a point in the centerline of a 60.0 foot non-exclusive easement for ingress and egress; thence turn 114 deg. 37 min. 30 sec. right and run 106.57 feet along said easement centerline and the following courses: 08 deg. 21 min. 20 sec. right for 126.85 feet; 09 deg. 59 min. 10 sec. left for 83.54 feet; 26 deg. 22 min. 25 sec. left for 168.42 feet; 17 deg. 41 min. 05 sec. right for 210.67 feet; thence turn 18 deg. 23 min. 40 sec. right and run 51.93 feet along said easement centerline to its point of termination; thence turn 13 deg. 48 min. 37 sec. left and run 575.07 feet to the point of beginning of herein described parcel of land.

A non-exclusive 60 foot private easement for ingress and egress: From the NE corner of the NE 1/4 of NW 1/4 of Section 29, Township 19 South, Range 1 West, run thence West along the North boundary of said NE 1/4 of NW 1/4 a distance of 30.0 feet to the point of beginning of the centerline of herein described easement; thence turn 88 deg. 51 min. 16 sec. left and run 789.40 feet along said easement centerline and the following courses: 23 deg. 28 min. 06 sec. right for 56.21 feet; 14 deg. 28 min. 11 sec. right for 215.46 feet; 16 deg. 39 min. 30 sec. left for 130.57 feet; 25 deg. 39 min. 05 sec. right for 228.96 feet; 16 deg. 30 min. 50 sec. right for 135.49 feet; 17 deg. 37 min. 25 sec. right for 191.92 feet; 28 deg. 10 min. 58 sec. left for 129.98 feet; 06 deg. 15 min. 37 sec. left for 188.87 feet; 18 deg. 58 min. right for 156.97 feet; 14 deg. 23 min. left for 225.70 feet; 22 deg. 35 min. 20 sec. right for 153.54 feet; 04 deg. 22 min. 05 sec. right for 106.57 feet; 08 deg. 21 min. 20 sec. right for 126.85 feet; 09 deg. 59 min. 10 sec. left for 83.54 feet; 26 deg. 22 min. 25 sec. left for 168.42 feet; 17 deg. 41 min. 05 sec. right for 210.67 feet; thence turn 18 deg. 23 min. 40 sec. right and run 51.93 feet along said easement centerline to a point of termination.

All being situated in Shelby County, Alabama, 1995-11146

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