

THIS DEED WAS PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION.

THIS INSTRUMENT PREPARED BY  
DANNY C. LOCKHART, ATTORNEY  
1129 Forestdale Blvd  
Birmingham, Alabama, 35214

SEND TAX NOTICE TO:  
Randall W. Box

=====

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF JEFFERSON)

That in consideration of One and no/100 Dollars, and other good and valuable consideration, to the undersigned grantor, in hand paid by the grantee herein, the receipt is hereby acknowledged, I, Rosia Lee Box, a single woman, herein referred to as grantor does grant, bargain, sell and convey unto Randall W. Box, herein referred to as GRANTEE, the following described real estate, situated in Shelby County, Alabama, to-wit:

Part of the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 23, Township 20 South, Range 4 West, being more particularly described as follows:

Commence at the NW corner of the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 23, Township 20 South, Range 4 West; thence run South along the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section 13.52 feet (14.83 feet deed); thence turn left 49° 28' 11" (49° 35' deed) and run Southeasterly 555.11 feet (550.81 feet deed) to the point of beginning; thence continue along the last described course 256.24 feet to a point on the Westerly right-of-way line of Highway #93; thence turn left 90° 00' and run Northeasterly along said right-of-way line 170.00 feet; thence turn left 90° 00' and run Northwesterly 256.24 feet; thence turn left 90° 00' and run Southwesterly 170.00 feet to the point of beginning.

Subject to:

1. Advalorem taxes due and payable October 1, 1995.
2. Easements, exceptions, reservations and restrictions, of record if any.

Rosia Lee Box, grantor herein, is the surviving grantee in that certain deed recorded in Book 260, page 825, in the Probate Office of Shelby County, Alabama, the other grantee, C. M. Box, having died on or about the 17th day of December, 1981.

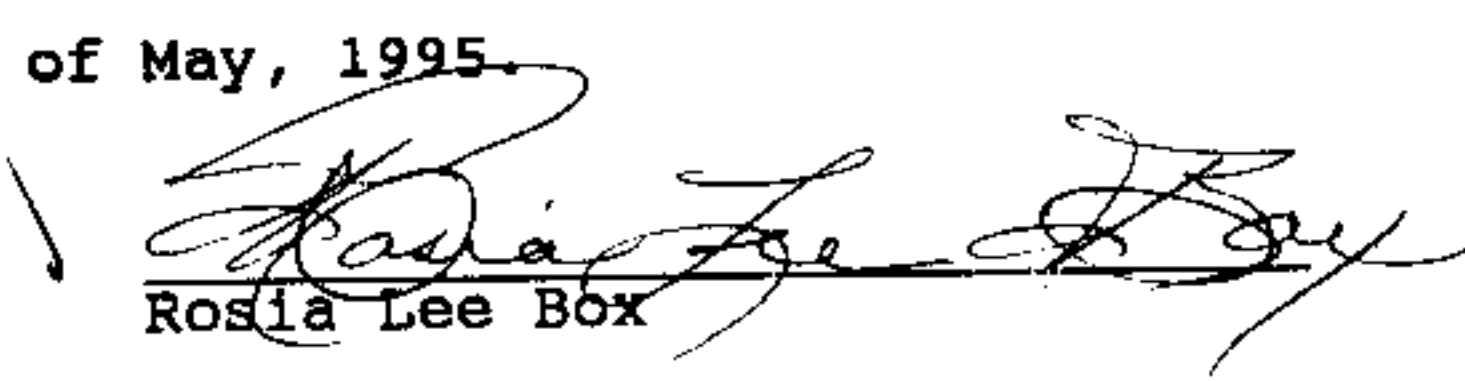
TO HAVE AND TO HOLD, to the said GRANTEE, his heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that I am lawfully seized in fee simple of said

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002 SMA 12.00

premises; that they are free from all encumbrances (except as above noted), 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, his heirs against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seals on this the 19th day of May, 1995.

  
Rosia Lee Box

STATE OF ALABAMA)

General Acknowledgment

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that Rosia Lee Box, a single woman, 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, the same was executed voluntarily on the day the same bears date.

GIVEN under my hand and official seal on this the 19th day of May, 1995.

  
Notary Public

*My Comm. Expires 11-18-98*

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