

Send Tax Notice To:
Wendy W. Nunnally
1946 Waterford Place
Birmingham, Alabama 35244

5000

This instrument was prepared by
Roy F. King, Jr., Esquire
Willoughby & King, P.C.
3780 River Run Drive
Birmingham, Alabama 35243

Inst # 1995-17644

STATE OF ALABAMA)
COUNTY OF SHELBY)

NO TITLE SEARCH WAS REQUESTED OF
NOR PROVIDED BY GRANTOR

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the Exchange Agreement executed this date, the undersigned Celeste L. Nunnally, a single woman, and Wendy W. Nunnally, a single woman, (herein referred to as "Grantors"), in hand paid by Wendy W. Nunnally (herein referred to as "Grantee"), the receipt of which is hereby acknowledged, the said Grantors do by these presents grant, bargain, sell and convey unto the said Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

This conveyance is made subject to the following:

1. 1995 ad valorem taxes, a lien but not yet due and payable.
2. Transmission Line Permits to Alabama Power Company as shown by instrument(s)

recorded in Deed 126, at page 165 and Deed 213, at page 421 in the Probate Office of Shelby County, Alabama.

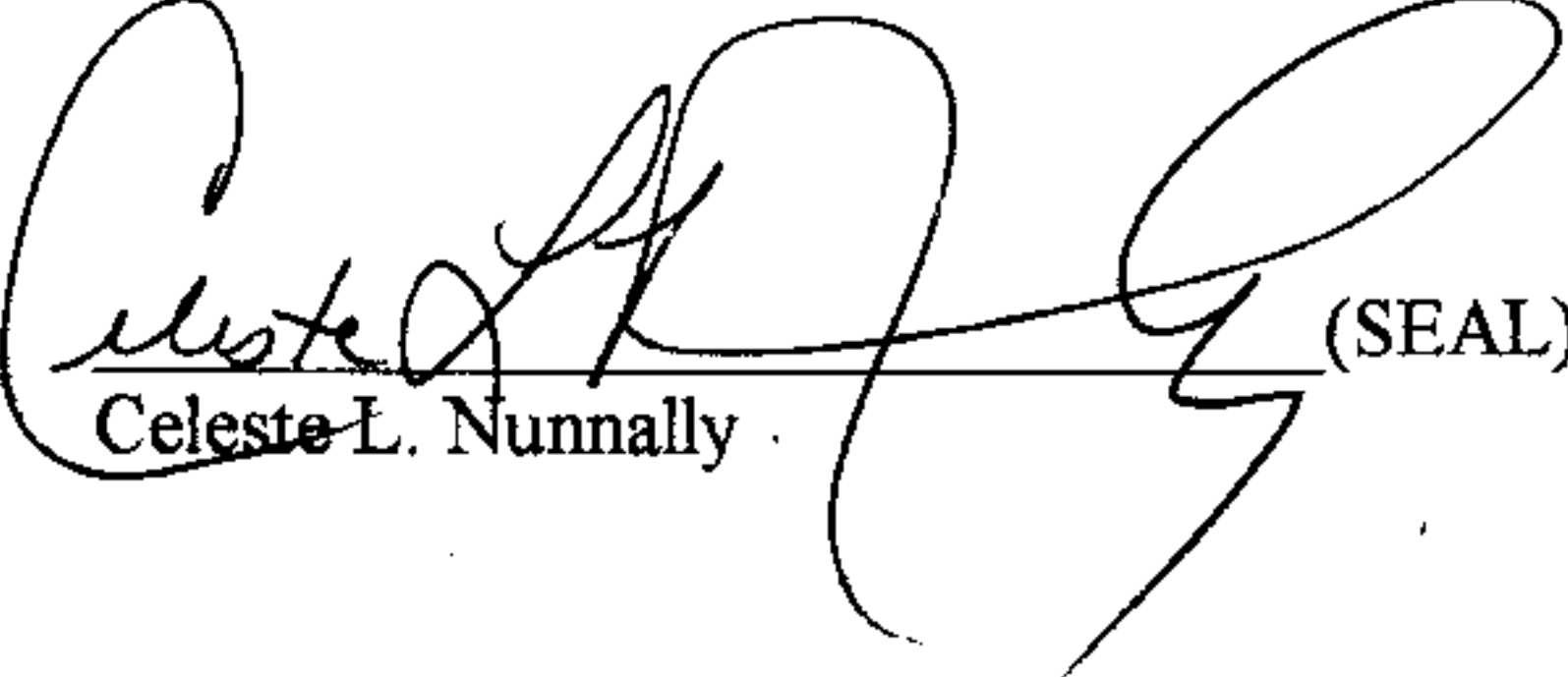
07/06/1995-17644
11:07 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCD 16.50

3. Twenty Foot easement to the Water Works Board of the Town of Calera recorded in Deed 186 at page 24, and Deed 186 at page 28, as shown on the survey by Muncher dated September 13, 1994 in the Probate Office of Shelby County, Alabama

4. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to the said Grantee, and to her heirs, successors and assigns forever; and said Grantors, do for themselves their heirs and assigns forever, covenant with said Grantee, her heirs and assigns, that they are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances unless otherwise noted above; that they have a good right to sell and convey the same to the said Grantee, her heirs, executors, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals, this the 5th day of July, 1995.


Celeste L. Nunnally (SEAL)


Wendy W. Nunnally (SEAL)

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Celeste L. Nunnally, 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 said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand this 5 day of July, 1995.

Linda B Holmes

Notary Public

My Commission Expires: 7-13-96

AFFIX SEAL

* STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Wendy W. Nunnally, 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 said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand this 5th day of July, 1995.

Roy F. Frazier

Notary Public

My Commission Expires: 11-21-97

AFFIX SEAL

EXHIBIT "A"

DESCRIPTION OF A TRACT OF LAND SITUATED IN THE NE 1/4 OF SECTION 7. AND THE NW 1/4 OF SECTION 8. TOWNSHIP 22 SOUTH, RANGE 2 WEST, SHELBY COUNTY ALABAMA MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NE CORNER OF SECTION 7. TOWNSHIP 22 SOUTH, RANGE 2 WEST, SHELBY COUNTY ALABAMA AND RUN SOUTH 00 35'16" WEST ALONG THE EAST LINE OF SAID SECTION 7 FOR 1019.73 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF SHELBY COUNTY ROAD NO. 226, AND POINT OF BEGINNING; THENCE NORTH 53 06'53" EAST FOR 230.00 FEET; THENCE LEFT 90 00' AND RUN NORTH 36 53'06" WEST FOR 300.04 FEET; THENCE NORTH 00 35'16" EAST FOR 98.00 FEET; THENCE NORTH 89 24'44" WEST FOR 380.00 FEET; THENCE SOUTH 00 35'16" WEST FOR 470.77 FEET; THENCE SOUTH 87 09'09" EAST FOR 366.03 FEET; THENCE NORTH 50 08'56" EAST FOR 18.74 FEET TO POINT OF BEGINNING.
CONTAINING 5.0 ACRES. MORE OR LESS.

Inst. # 1995-17644

07/06/1995-17644
11:07 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCD 16.50