

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
(205) 833-1571
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FAX 988-5905

This instrument was prepared by:

(Name) Courtney Mason & Assoc. PC
(Address) PO BOX 360187
Birmingham, AL 35236-0187

Send Tax Notice to:

(Name) Meredith Investments, LLC
(Address) 316 Tecumseh Street
Montevallo, Alabama 35115

WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and no/100ths-----\$500.00 DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,

Marie Romano, a married woman

(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto

Meredith Investments, L.L.C.

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

See legal description attached as Exhibit "A"

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY OF THE GRANTOR AS DEFINED BY THE CODE OF ALABAMA.

07/31/1995-20174
08:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50

Inst # 1995-20174

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 27th day of July, 19 95.

_____(Seal)

Marie Romano (Seal)
Marie Romano

_____(Seal)

_____(Seal)

_____(Seal)

_____(Seal)

STATE OF ALABAMA

Shelby

County }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marie Romano, a married woman whose name(s) 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 27th day of July, 19 95.

My Commission Expires:

3/5/99
COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES

3/5/99

Notary Public

EXHIBIT "A"

Commence at the intersection of the Northeast right of way of County Road #47 and the Southeast right of way of County Road #311; thence Northeasterly along the Southeast right of way of said County Road #311, a distance of 394.9 feet to the point of beginning; thence continue on the same line for 300.0 feet; thence right 89 degrees 14 minutes 21 seconds for 290.4 feet; thence Southwesterly and parallel with said County Road #311 for 300.0 feet; thence Northwesterly and parallel with the Southwest boundary of a parcel described in Real Book 69, Page 381 for 290.4 feet to the point of beginning, as shown by Survey of Marie's Acres, as recorded in Map Book 20, Page 2 in the Probate Office of Shelby County, Alabama. Situated in the SE 1/4 of NW 1/4, Section 15, Township 24 North, Range 15 East, Shelby County, Alabama. *MR*

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