

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

Eastern Office
(205) 833-1571
FAX 833-1577

Riverchase Office
(205) 988-5600
FAX 988-5905

This instrument was prepared by:

(Name) Courtney Mason & Associates, P.C.
(Address) 1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) Heather L. Beck
(Address) 1932 Salem Road
Montevallo, Alabama 35115

WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-Five Thousand and NO/100ths (\$55,000.00) 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,

Connie Sue Grady Wester, individually and as Administratrix of the Estate of Frances Lavenia
(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto Grady Curren, deceased

Heather L. Beck, a single individual

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

Shelby County, Alabama, to-wit:

See Attached Exhibit A for Legal Description

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

\$44,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Inst # 1995-20430

08/01/1995-20430
09:02 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
003 MCD 24.50

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 28th
day of July, 19 95.

_____, (Seal)

_____, (Seal)

_____, (Seal)

Connie Sue Grady Wester (Seal)
Connie Sue Grady Wester, individually

Connie Sue Grady Wester (Seal)
Connie Sue Grady Wester, as Administratrix
of the Estate of Frances Lavenia (Seal)
Grady Curren, deceased

STATE OF ALABAMA

County }

General Acknowledgment

I, _____, a Notary Public in and for said County, in said State, hereby
certify that _____, whose name(s) _____ signed to the
foregoing conveyance, and who _____ known to me, acknowledged before me on this day that, being informed of the contents of the
conveyance, _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this _____ day of _____ 19 _____.

My Commission Expires:

Notary Public

Inst # 1995-20430

State of Alabama) County of Shelby)

I, the undersigned, hereby certify that Connie Sue Grady Wester, a single individual, 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, she executed the same voluntarily on the day of same bears date.

GIVEN UNDER MY HAND THIS 28th DAY OF July, 1995.

My Commission Expires: 3/5/99

COURTNEY H. MASON, JR.

MY COMMISSION EXPIRES 3/5/99

Notary Public

State of Alabama) County of Shelby)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Connie Sue Grady Wester whose name as Administratrix of the Estate of Frances Lavenia Grady Curren, deceased, 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, in her capacity as such Administratrix, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HANDS THIS THE 28th DAY OF July, 1995.

My Commission Expires: 3/5/99

COURTNEY H. MASON, JR.

MY COMMISSION EXPIRES 3/5/99

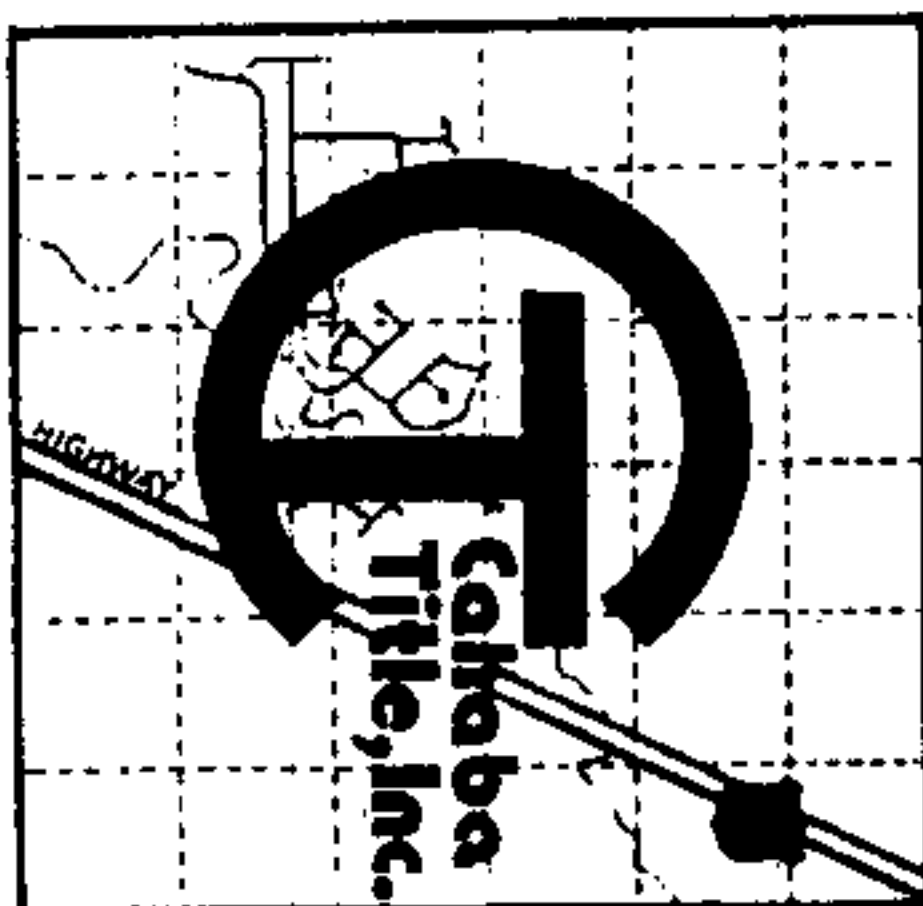
Notary Public

Return to:

TO

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF



Recording Fee \$
Deed Tax \$

This form furnished by

Cahaba Title, Inc.

RIVERCHASE OFFICE

1900 Indian Lake Drive

Birmingham, Alabama 35244

(205) 988-5600

EASTERN OFFICE

1100 East Park Drive, Suite 302

Birmingham, Alabama 35235

(205) 833-1571

Exhibit A

A parcel of land being situated in the NE 1/4 of Section 9, Township 20 South, Range 3 West, in Shelby County, Alabama, and being described as follows: Commencing at the SW corner of the NE 1/4 of Section 9, Township 20 South, Range 3 West; thence South 89 deg. 21 min. 30 sec. West and run along the South line of said 1/4 Section a distance of 258.42 feet to the point of beginning; thence South 89 deg. 55 min. 21 sec. East a distance of 398.12 feet; thence North 00 deg. 22 min. 46 sec. East and run a distance of 216.00 feet; thence North 59 deg. 13 min. 00 sec. West and run a distance of 742.14 feet; thence North 00 deg. 54 min. 11 sec. West and run a distance of 210.30 feet; thence North 47 deg. 22 min. 55 sec. West and run a distance of 188.22 feet to the East right of way line of Shelby County Highway No. 15 (80 foot right of way); thence South 06 deg. 13 min. 00 sec. West and along said right of way a distance of 130.76 feet; thence South 87 deg. 22 min. 15 sec. East and leaving said right of way run a distance of 131.91 feet; thence South 00 deg. 05 min. 17 sec. West run a distance of 209.37 feet; thence South 59 deg. 01 min. 16 sec. East and run a distance of 299.16 feet; thence South 00 deg. 47 min. 49 sec. East and run a distance of 434.96 feet to the point of beginning; being situated in Shelby County, Alabama.

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