

# WARRANTY DEED

This instrument was prepared by  
 Steven R. Sears, attorney  
 655 Main Street, BX Four  
 Montevallo, AL 35115+0004  
 telephone: 665-1211  
 without benefit of title evidence.

Please send tax notices to:

Billy Scurlock  
 2627 Scurlock Road  
 Helena, AL 35080

State of Alabama)  
 County of Shelby)

Know all men by these presents, that in consideration of five thousand dollars, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Janet Marie Parks, a married woman, of 2633 Scurlock Road, Helena, AL 35080, do grant, bargain, sell, and convey unto Billy Scurlock of 2627 Scurlock Road, Helena, AL 35080 the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the NE corner of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of §27, Twp 20S, R3W, and run thence westerly along the N line of said  $\frac{1}{4}$  § 752.27 feet; thence turn a deflection angle of 90° left and run southerly 753.75 feet; thence turn 116°34'15" left and run 350.82 feet; thence turn 106°07'36" left and run 229.49 feet to the point of beginning: Thence turn 5°39'56" right and run 226.33 feet to the northerly line of Scurlock Road; thence turn 113°34'50" right and run northerly along said right of way line 210 feet; thence turn 66°25'10" right and run 226.33 feet; thence turn 113°34'50" right and run southerly 210 feet to the point of beginning, containing 1 acre and subject to all agreements, easements, rights of way, restrictions and limitations of probated record or applicable law.

Source of title: a warranty deed from Mary E Scurlock to Lynn A Cardwell and wife Janet S Cardwell executed 11 December 1989 and recorded April 30, 1990 at book 289, page 108 of the Shelby County Probate Records. A divorce decree rendered in Shelby County Circuit Court in 1990 awarding Lynn A Cardwell's interest in this property to Janet S Cardwell. Grantor Janet Marie Parks is one and the same person as the Janet S Cardwell named in the source documents.

No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

08/08/1995-21585  
 04:06 PM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE  
 002 N.C. 16.00

Inst # 1995-21585

To have and to hold to the said grantee, his heirs and assigns forever.

I, Janet Marie Parks, 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 premises; that they are free from all encumbrances, unless otherwise noted above; 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 and assigns forever, against the lawful claims of all persons.

In witness whereof, I have set my hand and seal, this 04 August 1995.

Witness:

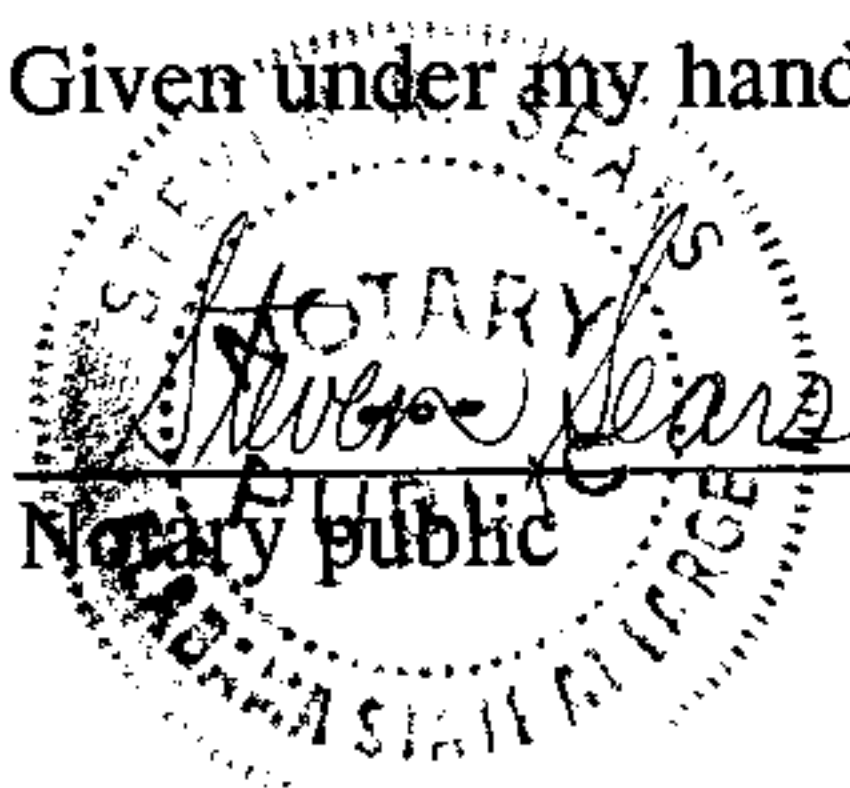
Steven Sears

Janet Marie Parks (Seal)  
Janet Marie Parks

State of Alabama)  
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Janet Marie Parks, whose name is signed to the foregoing conveyance, and who is (made) 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 04 August 1995.



My Notarial Commission expires March 7, 1998

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