

SEND TAX NOTICE TO:
Mary Lou Poarch
521 13TH Street N.W.
Alabaster, AL. 35007

TITLE NOT CHECKED

Inst # 1995-27821

STATE OF ALABAMA)

SHELBY COUNTY)

10/03/1995-27821
02:17 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MEL 14.50

STATUTORY WARRANTY DEED

WHEREAS, on January 4, 1994, D.E. Poarch died while survived by his wife, Mary Lou Poarch. On the date of his death, D.E. Poarch and wife Mary Lou Poarch owned as Joint Tenants with Right of Survivorship, a certain parcel of real estate situated in Shelby County, Alabama, and which is the subject of this conveyence.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar (\$1.00) paid to the undersigned Grantor in hand by the Grantee herein, the receipt of which is hereby acknowledged, I, **Mary Lou Poarch**, an unmarried woman, (herein referred to as Grantor) do grant, bargain, sell and convey unto **Howard D. Poarch**, as **Trustee under that certain Declaration of Trust dated May 22, 1992**, 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. Accrued and payable ad valorem taxes.
2. 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.

This property constitutes the homestead of the Grantor.

TO HAVE AND TO HOLD to the GRANTEE forever.

Given under my hand and seal, this the 22nd day of February, 1994.

Mary Lou Poarch (SEAL)
Mary Lou Poarch

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Mary Lou Poarch**, 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 the same bears date.

Given under my hand and official seal this 22nd day of February, 1994.

Steve E. Martin
Notary Public
My Commission Expires: 11/13/94

THIS INSTRUMENT PREPARED BY:
Steve E. Martin, Attorney
2700 Highway 280 East, Suite 310
Birmingham, Alabama 35223

EXHIBIT A

Part of the NE 1/4 of the SE 1/4 of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: From the Southeast corner of said NE 1/4 of SE 1/4, run West along the South line of said 1/4 1/4 Section for a distance of 523 feet; thence turn an angle to the right of 90 deg. and run North for a distance of 114 feet; thence turn an angle to the right of 14 deg 00 min. and run Northeasterly for a distance of 86 feet; thence turn an angle to the left of 90 deg. and run Northwesterly for a distance of 25 feet to the point of beginning of the property herein described; thence continue Northwesterly along the same course for a distance of 150 feet; thence turn an angle to the right of 90 deg. and run North-easterly for a distance of 100 feet; thence turn an angle to the right of 90 deg. and run Southeasterly for a distance of 150 feet; thence turn an angle to the right of 90 deg. and run Southwesterly for a distance of 100 feet to the point of beginning; being situated in Shelby County, Alabama.

ALSO:

Commence at the Northeast corner of Lot 3-A, according to a Resurvey of Lots 3 and 4, Block 2, of Fernwood - Fourth Sector, as recorded in Map Book 7 page 160 in the Probate Office of Shelby County, Alabama; thence run in a Northeasterly direction along the Westerly line of 13th Street a distance of 200.0 feet to the point of beginning of the parcel herein described; thence continue along the Westerly line of 13th Street in a Northeasterly direction to its point of intersection with the South line of Bennett Circle; thence run in a Westerly direction along the South line of Bennett Circle a distance of 122.59 feet to the Northeast corner of Lot 1, Block 2, of Fernwood - Fourth Sector, as recorded in Map Book 7 page 96 in the Probate Office; thence run in a Southwesterly direction along the Westerly line of said Lot 1, Block 2, to the Northeast corner of Lot 2, in Block 2, of said Fernwood - Fourth Sector; thence run Easterly to the Southwest corner of property owned by Cliff Knox and Inez Knox, as shown by Deed Book 343 page 307 in Probate Office; thence run in a Northeasterly direction along the Westerly line of said Knox Lot a distance of 100 feet; thence run Easterly along the Northerly line of said Knox Lot a distance of 150 feet to the point of beginning; being situated in the NE 1/4 of the SE 1/4 of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama.

Mineral and mining rights excepted.

Inst # 1995-27821

10/03/1995-27821
02:17 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MEL 14.50