

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY FOUR THOUSAND EIGHT HUNDRED EIGHTY & 36/100---- (\$84,880.36) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we C.D. Howard and Jerry Lucas, a married man & a single man (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Jo Ellen Mudd, 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 legal description attached as Exhibit "A"

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

\$55,172.24 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: PO BOX 601 PELHAM, AL 35124

THIS PROPERTY IS NOT THE HOMESTEAD PROPERTY OF C.D. HOWARD AS DEFINED BY THE CODE OF ALABAMA.

The following restrictive covenants shall attach to and run with the land:

- 1) No mobil home or trailers:
- 2) Any residential homes shall have a minimum of 1,500 square feet excluding the basement.
- 3) The property shall not be used for any commercial purpose.

TO HAVE AND TO HOLD to the said grantee, his, her, or their heirs 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, 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 forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 3rd day of November, 1995.

C.D. Howard (SEAL)
C.D. Howard

Jerry Lucas (SEAL)
Jerry Lucas

STATE OF ALABAMA

SHELBY COUNTY COUNTY

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State, hereby certify that C.D. Howard and Jerry Lucas, a married man & a single man whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of November A.D., 1995

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

[Signature]
Notary Public

1995-32149
11/07/1995-32149
10:39 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
D02 SNA 41.00

EXHIBIT "A"

A parcel of land in the N 1/2 of the SW 1/4 of Section 15, Township 19 South, Range 1 East, Shelby County, Alabama, described as follows: Begin at the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 15, Township 19 South, Range 1 East; thence run South along the West line of said 1/4 1/4 for a distance of 1325.15 feet; thence turn an angle to the left of 90 deg. 04 min. 58 sec. and run East along the South line of said 1/4 1/4 for a distance of 673.28 feet; thence turn an angle to the left of 89 deg. 57 min. 33 sec. and run North for a distance of 1236.25 feet; thence turn an angle to the right of 89 deg. 41 min. 29 sec. and run East for a distance of 1131.18 feet; thence turn an angle to the right of 39 deg. 42 min. 25 sec. and run Southeast for a distance of 385.41 feet to a point on the Northwest right of way of Shelby County Road No. 55; thence turn an angle to the left of 105 deg. 36 min. 28 sec. to the tangent of a curve to the right having a central angle of 01 deg. 02 min. 19 sec. and a radius of 1674.17 feet; thence run along the arc of said curve in a Northeast direction along the Northwest right of way for a distance of 30.35 feet; thence turn an angle to the left from the tangent if extended to said curve of 106 deg. 38 min. 48 sec. and run Northwest for a distance of 405.69 feet; thence turn an angle to the left of 39 deg. 42 min. 25 sec. and run West for a distance of 1170.53 feet; thence turn an angle to the right of 90 deg. 18 min. 31 sec. and run North for a distance of 61.04 feet to a point on the North line of the Northwest 1/4 of the Southwest 1/4; thence turn an angle to the left of 90 deg. 13 min. 15 sec. and run West for a distance of 642.32 feet to the point of beginning; being situated in Shelby County, Alabama.

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Inst # 1995-32149

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