

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Robert M. Roan and Kathryn A. Roan
Christopher T. Wideman and Rhonda L.
Wideman
401 Anemone Street
Panama City Beach, FL 32413

STATE OF ALABAMA)

COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Thirty-Three Thousand Nine Hundred and No/100 Dollars (\$33,900.00), and other good and valuable consideration, paid to the undersigned grantor, Carolyn Bobo, an unmarried woman ("Grantor"), by Robert M. Roan, Kathryn A. Roan, Christopher T. Wideman and Rhonda L. Wideman ("Grantees"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convêy unto the Grantees the following described real estate situated in Shelby County, Alabama,(the "Premises"), to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Together with an easement for ingress and egress and utilities being more particularly described as follows:

Commencing at the SW corner of the SW 1/4 of the NE 1/4 of Section 1, Township 20 South, Range 2 West; thence South 89 deg. 09 min. 12 sec. East and run along the South line of said 1/4 Section a distance of 588.87 feet; thence North 00 deg. 31 min. 28 sec. West and run a distance of 820.04 feet; thence North 83 deg. 50 min. 45 sec. West and run a distance of 283.44 feet to the point of beginning; thence continue along the last described course run a distance of 30.28 feet; thence North 01 deg. 41 min. 13 sec. West and run a distance of 478.99 feet; thence North 89 deg. 16 min. 33 sec. East and run a distance of 30.00 feet; thence South 01 deg. 41 min. 13 sec. East and run a distance of 482.62 feet to the point of beginning.

SUBJECT TO: (1) Current taxes; (2) Rights-of-way granted to the public by instruments recorded in Deed Book 230, at Page 590; Deed Book 126, at Page 13, Deed Book 229, at Page 506; Instrument #1994-27915; Deed Book 329, at Page 764; Real 65, at Page 817 and Real 91, at Page 328, in the Office of the Judge of Probate Shelby County, Alabama; (3) Easement to South Central Bell as shown by instrument recorded in Deed Book 351, at Page 353 in the Office of the Judge of Probate of Shelby County, Alabama; (4) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 47, at Page 415 in the Office of the Judge of Probate of Shelby County, Alabama; (5) Rights of others to use easement as described above; (6) Public Road Right of Way 20 feet in width across the North side of land; (7) 30 foot Easement for Ingress, Egress and Utilities running along the West side of subject property as shown on survey by R. C. Farmer & Associates dated July 27, 1995; (8) Location and fence and utilities line as shown on survey by R. C. Farmer & Associates dated July 27, 1995; (9) Mortgage from Carolyn Bobo to First Alabama Bank dated August 1, 1995 and recorded as Instrument #1995-

11/22/1993
10:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 21.50

20753 in the Office of the Judge of Probate of Shelby County, Alabama, and corrected by corrected mortgage from Carolyn Bobo to First Alabama Bank, dated November 16, 1995, and recorded as Instrument #1995-33609 in the Office of the Judge of Probate of Shelby County, Alabama.

Grantees agree for themselves, their heirs and assigns forever that there be a natural buffer behind Grantor's fence, the buffer to be not less than 5 feet in depth and approximately 294 feet in width.

\$27,900.00 of the purchase price recited above was paid from a purchase money mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD to the Grantees, their heirs and assigns forever.

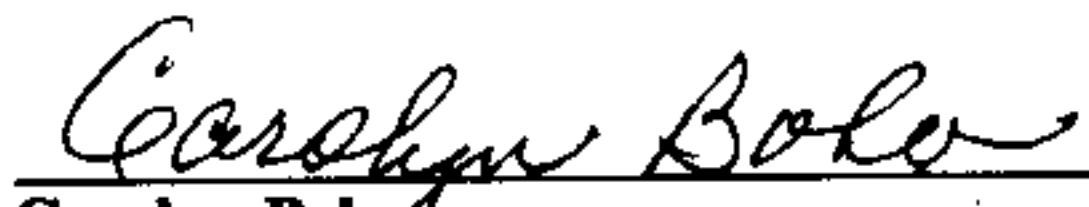
And Grantor does for herself, her heirs and assigns, covenant with Grantees, their heirs and assigns, that she is lawfully seized in fee simple of the Premises; that the Premises are free from all encumbrances, except as noted above; that Grantor has a good right to sell and convey the Premises as aforesaid; that Grantor will, and her heirs and assigns shall, warrant and defend the same to the Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have executed this conveyance on this the

16th day of November, 1995.

WITNESSES:





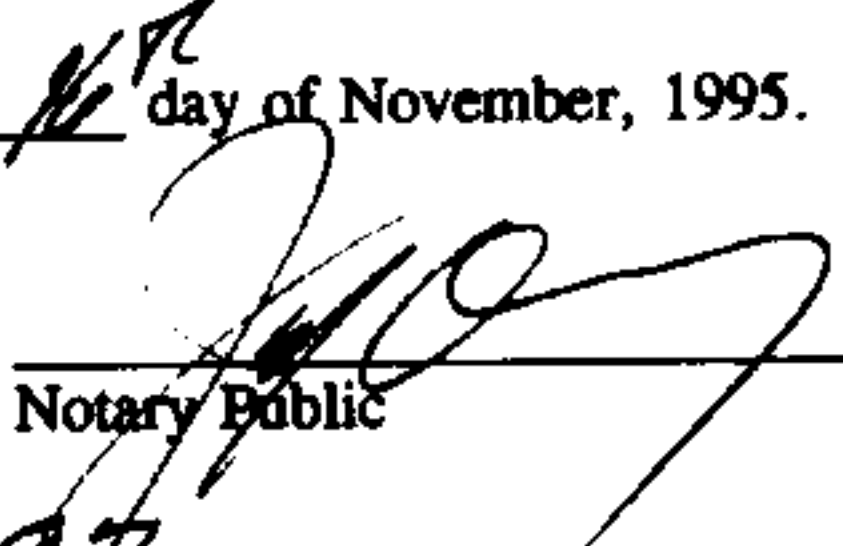
Carolyn Bobo

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carolyn Bobo, an unmarried woman, 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 seal this 16th day of November, 1995.



Notary Public

My Commission Expires: 29 May 97

EXHIBIT "A"

A parcel of land in the SW 1/4 of the NE 1/4 of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama, described as follows: Commencing at the SW corner of the SW 1/4 of the NE 1/4 of Section 1, Township 20 South, Range 2 West; thence South 89 deg. 09 min. 12 sec. East and run along the South line of said 1/4 Section a distance of 294.43 feet to the point of beginning; thence continue along the last described course a distance of 294.44 feet; thence North 00 deg. 31 min. 28 sec. West and run a distance of 820.04 feet; thence North 83 deg. 50 min. 45 sec. West and run a distance of 313.72 feet; thence South 01 deg. 41 min. 13 sec. East and run a distance of 849.65 feet to the point of beginning; being situated in Shelby County, Alabama.

*only
done*

Case # 1995-33610

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