

SEND TAX NOTICE TO:

(Name) _____

(Address) _____

This instrument was prepared by

(Name) Norman L. Collum

(Address) P. O. Box 43334, Birmingham, AL. 35243

Form 1-1-87 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FORTY THREE THOUSAND AND NO/100 DOLLARS (\$43,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

James T. Atkinson and wife, Mary Ann Atkinson and Kathleen O. Dalton, an unmarried woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Tamie C. Fernandez

(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 COMPLETE LEGAL DESCRIPTION OF PROPERTY BEING CONVEYED.

THIS CONVEYANCE IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Grantee herein agrees to assume and pay that certain mortgage by Jackie G. Vines and wife, Pamela L. Vines to Real Estate Financing, Inc., dated April 19, 1979, and recorded March 9, 1979 in Mortgage Book 389, Page 203. Said mortgage has been transferred and assigned to Beneficial Mutual Savings Bank by instrument recorded April 11, 1979 in Misc. Book 30, Page 324.

EIGHTEEN THOUSAND AND NO/100 DOLLARS (\$18,000.00) of the above recited consideration was paid from the proceeds of a purchase money mortgage executed simultaneously with the delivery of this deed.

1995-34194

12/1/95 1995-34194
12:11 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
DOE ACT 38.00

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 the said GRANTEES, 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 noted above; that I (we) have a 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set OUR hands(s) and seal(s), this 28th day of November, 1995.

(Seal)

James T. Atkinson

(Seal)

(Seal)

Mary Ann Atkinson

(Seal)

(Seal)

Kathleen O. Dalton

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James T. Atkinson and wife, Mary Ann Atkinson and Kathleen O. Dalton, an unmarried woman 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 28th day of November, A. D., 1995

Sharon E. Durefield
Notary Public.

Inst # 1995-34194

EXHIBIT "A"

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 2 WEST, RUN THENCE IN A NORTHERLY DIRECTION ALONG WEST LINE OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 2 WEST, FOR A DISTANCE OF 1600.43 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS OBTAINED; TURN AN ANGLE TO THE RIGHT OF 89 DEG. 49 MIN. 30 SEC. AND RUN IN AN EASTERLY DIRECTION FOR A DISTANCE OF 304.45 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 90 DEG. AND IN A SOUTHERLY DIRECTION FOR A DISTANCE OF 262.95 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 103 DEG. 28 MIN AND IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 15.90 FEET TO THE POINT OF BEGINNING OF A CURVE TO THE RIGHT (SAID CURVE HAVING A CENTRAL ANGLE OF 33 DEG. 33 MIN. 30 SEC. AND A RADIUS OF 25 FEET); THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 14.64 FEET TO A POINT OF REVERSE CURVE (SAID PRECEDING CURVE HAVING A CENTRAL ANGLE OF 89 DEG. 18 MIN. AND A RADIUS OF 35 FEET); THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 54.55 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 45 DEG. 21 MIN. (SAID ANGLE BEING MEASURED FROM THE CHORD OF LAST DESCRIBED COURSE TO THE PRECEDING COURSE) AND RUN IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 337.70 FEET TO THE POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.

Inst # 1995-34194

11/29/1995-34194
12:11 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
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