

The State of Alabama,
SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS

That for and in consideration of Fifty Three Thousand and no/100ths (\$53,000.00) Dollars

to the undersigned grantor Michelle McFadden as Executrix of the Estate of Iva Nora Arthur, Deceased; and, as Conservator of the Estate of Violette Lorence Spence; and individually, a married woman to hand paid by William Coley and wife, Stephanie Coley the receipt whereof is acknowledged the said grantor

do sell grant, bargain, sell and convey unto the said William Coley and wife, Stephanie Coley

the following described real estate, to-wit: See legal description attached as EXHIBIT "A"

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

THIS CONVEYANCE IS GIVEN IN ACCORDANCE WITH THE FINAL DECREE OF JUNE 20, 1994 IN CONSOLIDATED CASES CV 89-621, CV 91-454, AND CV 93-300 IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA; ALSO MICHELLE MCFADDEN IS EXECUTING THE DEED IN HER INDIVIDUAL CAPACITY IN ORDER TO SPECIFICALLY RELEASE SAID REAL PROPERTY FROM THE LIEN ON ALL REAL PROPERTY OF THE ESTATE OF IVA NORA ARTHUR FOR EXPENSES AND FEES AWARDED TO HER AS EXECUTRIX OF SAID ESTATE, AND THAT REAL PROPERTY BE, AND IS HEREBY SPECIFICALLY RELEASED AND DISCHARGED FROM SAID LIEN.

THIS PROPERTY IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR, MICHELLE MCFADDEN AS DEFINED BY THE CODE OF ALABAMA.

Inst # 1995-35978

12/15/1995-35978
10:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
66.50

situated in Shelby County, Alabama.

To have and to hold the said above described property unto the said party of the second part, together with all and singular the tenements, heriditaments and appurtenances thereunto belonging or in anywise appertaining and unto his heirs and assigns forever.

In Witness Whereof, I have hereunto set my hand and seal this 6th day of December, 1995.

WITNESSES:

Conservator
Michelle McFadden Executrix
Michelle McFadden, as Executrix of
the Estate of Iva Nora Arthur, deceased
and as Conservator of the Estate of Violette
Lorence Spence. (Seal)
Michelle McFadden (Seal)
Michelle McFadden, individually

William Coley
103 Saddle Ridge
Huey town, AL. 35023

THE STATE OF ALABAMA, } I, _____ the undersigned
Shelby County }
a notary public _____ in and for said County, in said State, hereby
certify that Michelle McFadden, A MARRIED 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 this conveyance, she
executed the same voluntarily on the day the same bears date.
Given under my hand and seal, this 6th day of December A. D. 1995
3/5/99

State of Alabama)
County of Shelby)

I, the undersigned, a Notary Public, in and for said County in said State,
hereby certify that Michelle McFadden whose name as Executrix of the Estate of
Iva Nora Authur, deceased and as Conservator of the Estate of Violette Lorence
Spence is signed to the foregoing conveyance and who is known to me, acknowl-
edged before me on this day that, being informed of the contents of the
conveyance, she, in her capacity as such Executrix, executed the same volun-
tarily on the day the same bears date.
GIVEN UNDER MY HANDS THIS THE 6TH DAY OF DECEMBER, 1995.

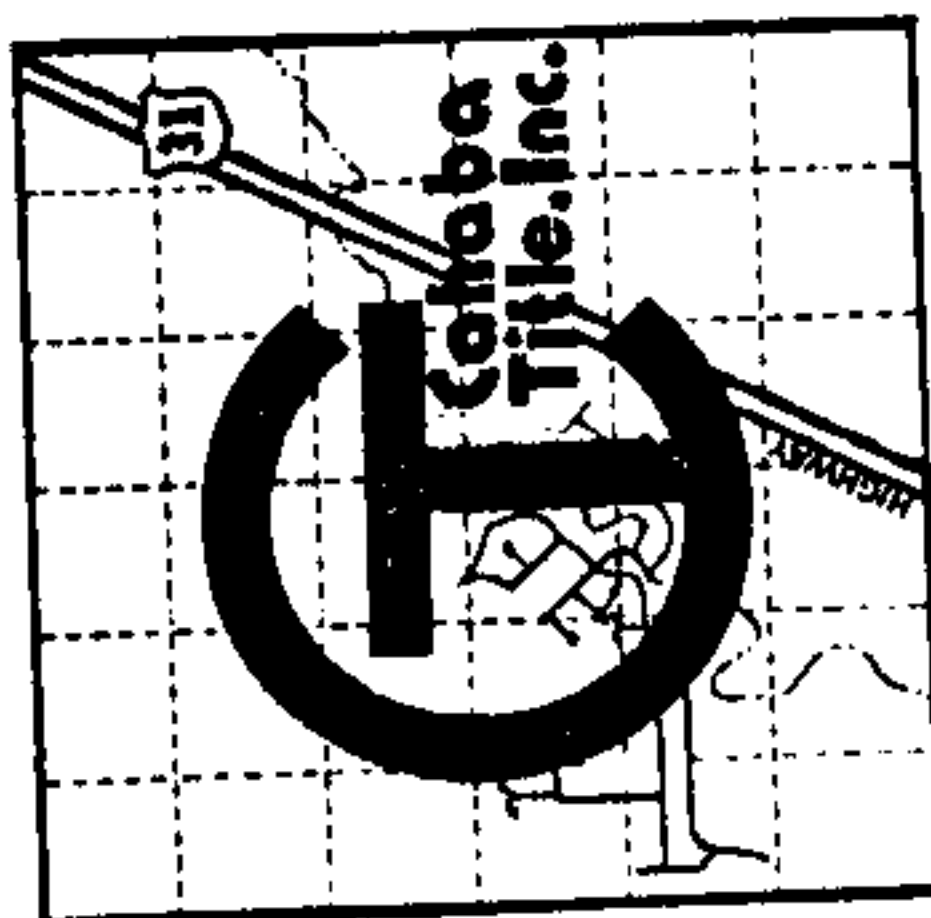
My Commission Expires: 3/5/99

Notary Public

TO

WARRANTY DEED
STATUTORY

STATE OF ALABAMA
COUNTY OF



Recording Fee \$

Deed Tax \$

\$

This form furnished by

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689
Pellham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company

EXHIBIT "A"

A parcel of land in the E 1/2 of the NE 1/4 of Section 13, Township 20 South, Range 1 West, Shelby County, Alabama, described as follows: Commencing at the Northeast corner of Section 13, Township 20 South, Range 1 West; thence South 0 deg. 33 min. 43 sec. West along the East boundary line of said Section for a distance of 1062.08 feet; thence North 89 deg. 26 min. 16 sec. West a distance of 1373.22 feet to the point of beginning and the centerline of an old bridge over Yellowleaf Creek; thence North 49 deg. 06 min. 41 sec. East along the center of an old road a distance of 58.39 feet; thence North 24 deg. 06 min. 12 sec. East along the center of an old road a distance of 27.00 feet; thence North 5 deg. 04 min. 25 sec. East along the center of an old road a distance of 72.58 feet; thence North 2 deg. 04 min. 15 sec. West along the center of an old road a distance of 85.59 feet; thence North 20 deg. 54 min. 05 sec. West along the center of an old road a distance of 122.28 feet; thence North 9 deg. 18 min. 17 sec. West along the center of an old road a distance of 88.97 feet; thence North 13 deg. 41 min. 16 sec. West along the center of an old road a distance of 122.27 feet; thence North 5 deg. 44 min. 51 sec. West along the center of an old road a distance of 90.74 feet; thence North 2 deg. 23 min. 10 sec.

West along the center of an old road a distance of 92.43 feet; thence North 21 deg. 34 min. 33 sec. West along the center of an old road a distance of 62.44 feet to the South right of way line of Shelby County Road No. 49; thence South 70 deg. 07 min. 02 sec. East along said road right of way line for a distance of 270.80 feet; thence South 67 deg. 39 min. 39 sec. East along said road right of way line for a distance of 161.71 feet; thence South 58 deg. 27 min. 11 sec. East along said road right of way line for a distance of 92.47 feet; thence South 50 deg. 24 min. 02 sec. East along said road right of way line for a distance of 65.58 feet; thence South 40 deg. 41 min. 10 sec. East along said road right of way line for a distance of 117.37 feet; thence South 30 deg. 09 min. 01 sec. East along said road right of way line for a distance of 93.02 feet; thence South 21 deg. 40 min. 05 sec. East along said road right of way line for a distance of 94.47 feet; thence South 14 deg. 42 min. 11 sec. East along said road right of way line for a distance of 80.10 feet; thence South 6 deg. 10 min. 57 sec. East along said road right of way line for a distance of 77.31 feet;

thence South 1 deg. 28 min. 11 sec. West along said road right of way line for a distance of 94.71 feet; thence South 7 deg. 18 min. 45 sec. West along said road right of way line for a distance of 96.21 feet; thence South 9 deg. 14 min. 35 sec. West along said road right of way line for a distance of 418.86 feet to the center of Yellow Leaf Creek; thence North 41 deg. 56 min. 33 sec. West along the center of Yellow Leaf Creek for a distance of 72.54 feet; thence North 51 deg. 02 min. 45 sec. West along the center of Yellow Leaf Creek for a distance of 42.21 feet; thence North 82 deg. 53 min. 09 sec. West along the center of Yellow Leaf Creek for a distance of 67.71 feet; thence North 56 deg. 10 min. 16 sec. West along the center of Yellow Leaf Creek for a distance of 33.70 feet; thence South 56 deg. 31 min. 03 sec. West along the center of Yellow Leaf Creek for a distance of 60.79 feet; thence North 44 deg. 28 min. 46 sec. West along the center of Yellow Leaf Creek for a distance of 144.51 feet; thence North 19 deg. 48 min. 31 sec. West along the center of Yellow Leaf Creek for a distance of 61.20 feet; thence North 45 deg. 31 min. 37 sec. West along the center of Yellow Leaf Creek for a distance of 92.28 feet; thence North 54 deg. 37 min. 20 sec. West along the center of Yellow Leaf Creek for a distance of 111.22 feet; thence North 31 deg. 12 min. 31 sec. West along the center of Yellow Leaf Creek for a distance of 131.88 feet to the point of beginning; being situated in Shelby County, Alabama.

12.96 Acres according to a survey by Larry W. Carver dated August 26, 1994.

M.M.