

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME Thomas L. Foster, Attorney

ADDRESS 1201 No. 19th St., B'ham, Al. 35234

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

STATE OF ALABAMA

JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ---Fifty-two Thousand Five Hundred and no/100 (\$52,500.00) Dollars

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

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

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Jefferson Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Subject to ad valorem taxes for the current tax year.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations,  
if any, of record.

This property is not the homestead of the undersigned grantor.

\$51,000.00 of the consideration recited above was paid from a purchase money  
mortgage closed simultaneously herewith.

01/11/1996-01057  
02:24 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 12.50

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, I have hereunto set my hands(s) and seal(s), this 8th  
day of December, 19 95

(Seal)

Joyce Redfield Kwapien  
Joyce Redfield Kwapien

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned \_\_\_\_\_, a Notary Public in and for said County, in said State,  
hereby certify that Joyce Redfield Kwapien, married  
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 8th day of December, A. D., 19 95

Martha Smith  
Notary Public.

Inst # 1996-01057

EXHIBIT "A"

A parcel of land lying in the east  $\frac{1}{2}$  of the SE $\frac{1}{4}$ ; Section 12; T21S; R3W, and more particularly described as follows:

Starting at the southwest corner of the NE $\frac{1}{4}$ ; SE $\frac{1}{4}$ ; Sec. 12; T21S; R3W run southwesterly to the centerpoint under Tower #183 of the Lock 12-Birmingham Transmission Line of the Alabama Power Company. Thence run N 74 degrees-29'E for 496.1 feet to a R.R. spike in the north end of a cross tie of the CSX R.R. (formerly L&N R.R.). Thence run N 8 degrees - 12'E for 154.5 feet to an iron marker in the north R/W line of Old U.S. Highway #31, the point of beginning. Thence run N 1 degree-49'W for 238.5 feet to an iron marker. Thence run N 88 degrees-11'E for 137.8 feet to an iron marker. Thence run N 5 degrees-11'E for 215.3 feet to an iron marker in the center line of a power line. Thence run S 81 degrees-11'W, along said center line of said power line for 315.4 feet to an iron marker. Thence run S 1 degree-15'W for 411.2 feet, more or less, to an iron marker in the said north R/W of said Old U.S. Hwy. #31. Thence run easterly, along the said north R/W line, along a curve to the left a distance of 171.3 feet to the point of beginning.

Said parcel of land lies in the said E $\frac{1}{2}$ ; SE $\frac{1}{4}$ ; Section 12; T21S; R3W, and contains 2.24 acres, more or less.

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