

This instrument was prepared by

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

Inst # 1996-01353

WARRANTY DEED 1996-01353
10:26 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY NINE THOUSAND TWO HUNDRED & NO/100---
(\$39,200.00) DOLLARS to the undersigned grantor (whether one or more), in hand
paid by the grantee herein, the receipt whereof is acknowledged, I Jean B. Arthur,
a single individual (herein referred to as grantor, whether one or more), grant,
bargain, sell and convey unto J. Arthur Vittur, 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 Attached Exhibit A for Legal Description

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

\$34,000.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 4505 OLD Highway 280 STERRETT, AL. 35147

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 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
grantee, his, her or their heirs and assigns forever, against the lawful claims of
all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 15th day of
January, 1996.

Jean B. Arthur (SEAL)
Jean B. Arthur

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 Jean B. Arthur, a single individual 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 15th day of January A.D., 1996

[Signature]
Notary Public

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

Exhibit A

A parcel of land in the E 1/2 of Fraction "E" of Section 29, Township 19 South, Range 3 East, Shelby County, Alabama, described as follows: Commence at the Northeast corner of the East 1/2 of Fraction "E" of Section 29, Township 19 South, Range 3 East; thence run South along the East line thereof 592.20 feet; thence 52 deg. 22 min. 39 sec. left, run Southeasterly 57.62 feet; thence 3 deg. 03 min. 02 sec. left, run Southeasterly 244.56 feet; thence 86 deg. 11 min. 25 sec. right, run Southwesterly 98.50 feet to the point of beginning; thence 8 deg. 31 min. 20 sec. right, run 186.46 feet; thence 4 deg. 55 min. 31 sec. right, run Southwesterly 127.09 feet; thence 14 deg. 44 min. 13 sec. right, run 46.0 feet to the center of a road; thence 56 deg. 26 min. 33 sec. right and run Southwesterly along the center of said road for 112.40 feet; thence 11 deg. 58 min. 06 sec. left, continue along said centerline for 67.92 feet; thence 19 deg. 40 min. 20 sec. left run Southwesterly along the center of said road 41.80 feet; thence 28 deg. 17 min. 10 sec. left, run Southwesterly 43.69 feet; thence 30 deg. 58 min. 10 sec. left, run 51.26 feet; thence 2 deg. 55 min. 38 sec. left, run 47.76 feet; thence 7 deg. 26 min. 03 sec. right, run Southwesterly 49.06 feet; thence 7 deg. 20 min. 40 sec. right, run 64.25 feet; thence 80 deg. 08 min. 20 sec. left, run Southeasterly away from said centerline of said road 14.97 feet; thence 112 deg. 26 min. 32 sec. right, run 99.51 feet to the center line of aforesaid road; thence 17 deg. 00 min. 52 sec. right, run along said center line 220.45 feet to the end of said road; thence 0 deg. 49 min. 32 sec. right, run 106.21 feet; thence 103 deg. 51 min. 31 sec. right, run Northerly 1098.60 feet; thence 106 deg. 22 min. 23 sec. right, run 317.84 feet; thence 6 deg. 21 min. 42 sec. right, run Southeasterly 146.12 feet; thence 6 deg. 48 min. 19 sec. right, run 305.56 feet; thence 3 deg. 03 min. 02 sec. left, run 199.05 feet; thence 86 deg. 11 min. 24 sec. right, run Southwesterly 47.97 feet; thence 8 deg. 34 min. 22 sec. right, run 16.25 feet; thence 90 deg. left, run Southeasterly 50.00 feet to the point of beginning; being situated in Shelby County, Alabama.

Ja

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01/16/1996-01353
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002 SMA 16.50