

This instrument was prepared by

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

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY THREE THOUSAND FOUR HUNDRED FIFTY & NO/100---- (\$73,450.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we Shawn Glasscox Argo and husband, Sean Argo (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Mary Elizabeth Willingham, a single individual (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the SW 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of Section 16, and in the SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4 of Section 17; all in Township 21 South, Range 2 West, Shelby County, Alabama; being more particularly described as follows: Commence at the Northeast corner of the NE 1/4 of the SE 1/4 of Section 17, Township 21 South, Range 2 West, thence run North along the East section line 37.00 feet to the point of beginning; thence turn left 87 deg. 02 min. 59 sec. and run West 120.10 feet; thence turn left 92 deg. 45 min. 19 sec. and run South 139.96 feet thence turn left 90 deg. 00 min. 00 sec. and run East 187.78 feet to a point in Merry Fox Farms Road; thence turn left 80 deg. 09 min. 35 sec. and run Northeast 131.78 feet along said road; thence turn left 97 deg. 05 min. 06 sec. and run West 90.44 feet to the point of beginning; less and except that part within the right of way of Merry Fox Farms Road.

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


\$71,932.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.


GRANTEES' ADDRESS: 132 Merry Fox Farms Alabaster, Alabama 35007

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, we have hereunto set our hands and seals, this 29th day of February, 1996.

 (SEAL
Shawn Glasscox Argo

 (SEAL
Sean Argo

STATE OF ALABAMA

SHELBY COUNTY COUNTY

General Acknowledgment

I, The Undersigned, a Notary Public in and for said County, in said State, hereby certify that Shawn Glasscox Argo and husband, Sean Argo 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 29th day of February A.D., 1996

COURTNEY H. MACON
MY COMMISSION EXPIRES
3/5/99

Notary Public

Inst # 1996-06821

03/04/1996-06821
09:05 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
801 MD 10.30