

76-2202

This Instrument was prepared by:

R. Shan Paden
PADEN & PADEN
100 Concourse Parkway, Suite 130
Birmingham, AL 35244

Send Tax Notice to:

TIMOTHY C. WOOD
1281 HIGHWAY 35
PELHAM, AL 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That, Whereas, ELDER JEAN PERRY departed this life testate; and

Whereas, the Last Will and Testament of ELDER JEAN PERRY named MILDRED TULLY the Executrix of the Estate; and

Whereas, MILDRED TULLY was granted Letters Testamentary as Executrix of the Estate of ELDER JEAN PERRY, by the Judge of Probate of Shelby County, Alabama.

Now, Therefore, in consideration of the Premises, and the sum of SEVENTY-FIVE THOUSAND AND NO/100 (\$75,000.00) DOLLARS, cash in hand paid to the undersigned MILDRED TULLY, as Executrix of the Will and Estate of ELDER JEAN PERRY, deceased, the receipt of which is hereby acknowledged, the undersigned MILDRED TULLY, as Executrix of the Will and Estate of ELDER JEAN PERRY, deceased, does by these presents, grant, bargain, sell and convey unto TIMOTHY C. WOOD, and wife, BETH ANN WOOD, and PAUL ALLEN TAYLOR and wife, BARBARA LYNN TAYLOR (GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama, to-wit:

PARCEL I

A PARCEL OF LAND LOCATED IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE THE NORTHWEST CORNER OF THE SOUTH 1/2 OF SAID 1/4-1/4 SECTION; THENCE IN A SOUTHERLY DIRECTION, ALONG THE WEST LINE OF SAID 1/4-1/4 SECTION, A DISTANCE OF 279.93 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE A DISTANCE OF 359.77 FEET, SAID POINT BEING 20 FEET NORTH, OF THE SOUTHWEST CORNER OF SAID 1/4-1/4 SECTION; THENCE IN AN EASTERLY DIRECTION, PARALLEL TO THE SOUTH LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 9.18 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY 35; THENCE 60 DEGREES 20 MIN LEFT, IN A NORTHEASTERLY DIRECTION, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 49.61 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, SAID CURVE HAVE A RADIUS OF 675.21 FEET AND A CENTRAL ANGLE OF 16 DEG. 42 MIN. 14 SEC.; THENCE ALONG ARC OF SAID CURVE, IN A NORTHEASTERLY DIRECTION A DISTANCE OF 196.85 FEET TO END OF SAID CURVE; THENCE CONTINUE IN A NORTHEASTERLY DIRECTION A DISTANCE OF 97.32 FEET; THENCE 85 DEG. 50 MIN. 21 SEC. LEFT IN A NORTHWESTERLY DIRECTION A DISTANCE OF 132.75 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

PARCEL II

A PARCEL OF LAND IN THE SOUTH 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 18; THENCE RUN SOUTH ALONG THE EAST 1/4-

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1/4 LINE 279.93 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE LAST COURSE 375.89 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF SHELBY COUNTY HIGHWAY NO. 35; THENCE TURN RIGHT 29 DEG. 40 MIN. 00 SEC. AND RUN ALONG SAID RIGHT OF WAY 4.47 FEET; THENCE TURN RIGHT 60 DEG. 37 MIN. 43 SEC. AND RUN WEST 46.91 FEET; THENCE TURN RIGHT 90 DEG. 17 MIN. 42 SEC. AND RUN NORTH 394.64 FEET; THENCE TURN RIGHT 107 DEG. 05 MIN. 38 SEC. AND RUN SOUTHEAST 51.40 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Ad valorem taxes or assessments for 1996 and subsequent years not yet due and payable.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 127 page 375; Deed 127 page 376 and Deed 205 page 15 in Probate Office.
3. Right(s)-of-Way(s) granted to Shelby County as shown by Deed 231 Page 189 in Probate Office.
4. Encroachments of walkway, steps, and wall off of the land.

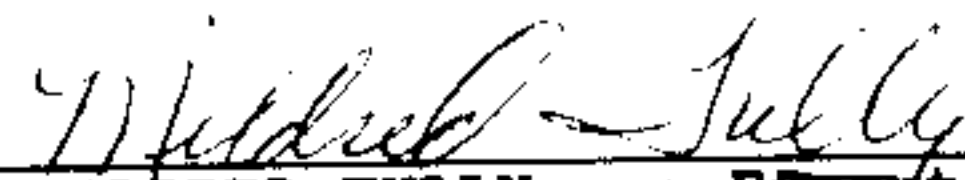
\$60,000.00 of the consideration paid herein was provided by a purchase money mortgage by NORWEST MORTGAGE, INC., closed simultaneously herewith.

TO HAVE AND TO HOLD unto TIMOTHY C. WOOD, and wife, BETH ANN WOOD, and PAUL ALLEN TAYLOR and wife, BARBARA LYNN TAYLOR as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein) in the event one GRANTEE herein survives the other, the entire interest in fee simple shall pass to the surviving GRANTEE, and if one does not survive the other, then the heirs and assigns of the GRANTEE herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

It is understood and agreed that wherever in this instrument the singular number is used, it applies to the plural if and when necessary and that when the plural is used, the plural likewise applies to the singular if and when necessary.

In Witness Whereof, the said MILDRED TULLY, as Executrix of the Will and Estate of ELDER JEAN PERRY, deceased, has hereunto subscribed his name and seal, on this the 15 day of March, 1996.


MILDRED TULLY, as Executrix of
the Estate of ELDER JEAN PERRY,
Deceased.

STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, Robert S. Paden, a Notary Public, in and for said County, in said State, hereby certify that MILDRED TULLY, whose name as Executrix of the Estate of ELDER JEAN PERRY, Deceased, 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, in her capacity as such Executrix executed the same voluntarily on the day the same bears date.

Given under my hand this the 15 day of March, 1996.

Robert S. Paden
Notary Public

My commission expires: 7/14/98

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