+ 1996-394EE

This instrument was prepared by: Anthony D. Snable, Attorney 2700 Highway 280 South Suite 101 Birmingham, Alabama 35223 Send Tax Notices to:

Teresa Kelley
7.0.Box 336
Chelse- Al 35043

WARRANTY DEED

STATE OF ALABAMA)

NOW ALL MEN BY THESE PRESENTS

JEFFERSON COUNTY)

That in consideration of THIRTY FOUR THOUSAND DOLLARS and 00/100---(\$34,000.00) to the undersigned Grantor(s), Grady A. Gulledge, Jr. and wife, Teresa L. Gulledge (herein referred to as Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, the said Grantor(s) do by these presents, grant, bargain, sell and convey unto the said Teresa Kelley (herein referred to as Grantee(s), 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:

- 1. Advalorem taxes for the current tax year 1997.
- 2. Easements, restrictions and reservations of record.

TO HAVE AND TO HOLD, to the said Grantee(s) their heirs and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantee(s), 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 Grantee(s), their heirs and assigns forever, against the lawful claims of all persons.

Inst # 1996-39422

12/02/1996-39422 09:34 AM CERTIFIED SELBY COUNTY JUNE OF PROMATE 003 NO 47.50 IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 15th day of November, 1996.

Grady A. Gulledge, Jr.

Teresa L. Gulledge

STATE OF ALABAMA

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that Grady A. Gulledge, Jr. and wife, Teresa L. Gulledge, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal on this the 15th day of November, 1996.

NOTARY PUBLIC

(NOTARIAL SEAL)

My Commission Expires: (5)-11-99

EXHIBIT "A"

DESCRIPTION OF PROPERTY

Commencing at the Northeast Corner of Section 30, Township 20 south, Range 2 East, Shelby County, Alabama; thence South along the East Boundary Line of said section for a distance of 1849.75 feet to the centerline of the Old Shelby County Highway No. 25 and now known as the J. M. Robertson Road; thence South 9 deg. 09 min. 51 sec. West along said road for a distance of 63.46 feet for the point of beginning; thence South 68 deg. 01 min. 12 sec. West a distance of 602.00 feet to the East right of way line of Shelby County Road No. 441; thence South 2 deg. 38 min. 38 sec. East along said road right of way line for a distance of 359.70 feet; to the centerline of a dirt road. connecting the Old Shelby County Highway No. 25 and Shelby County No. 441; thence South 69 deg. 50 min. 06 sec. East along centerline of said road for a distance of 377.98 feet to the centerline of Old Shelby County No. 25 now known as the J. M. Robertson road; thence North 36 deg. 13 min. 21 sec. East along said center of road for a distance of 59.42 feet; thence North 29 deg. 12 min. 44 sec. East along said center of road for a distance of 49.04 feet; thence North 24 deg. 49 min. 08 sec. East along said center of road for a distance of 36.79 feet; thence North 20 deg. 39 min. 16 sec. East along said center of road for a distance of 54.62 feet; thence North 16 deg. 12 min. 31 sec. East along said center of road for a distance of 48.45 feet; thence North 9 deg. 09 min. 51 sec. East along said center of road for a distance of 499.54 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 1996-39422

12/02/1996-39422 09:34 AM CERTIFIED SELM COUNTY JUNCE OF PROBATE 903 NCD 47.50