

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

LESLIE H. GREEN

(Name)

(Address)

4737 Highway 119

Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE HUNDRED TWENTY THOUSAND and 00/100---\$120,000.00--DOLLARS**

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **PEGGIE J. KILLINGSWORTH, an married woman**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **LESLIE H. GREEN**

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

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED
HEREWITH, AS THOUGH FULLY SET OUT HEREIN.)

Inst # 1997-07984

03/14/1997-07984
12:49 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCB 12.00

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 (we) have hereunto set my (our) hand(s) and seal(s) this 5th
day of MARCH, 19 97

(Seal)

Peggie J. Killingsworth
PEGGIE J. KILLINGSWORTH

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, the undersigned authority **a Notary Public in and for said County,**
in said State, hereby certify that **PEGGIE J. KILLINGSWORTH, a married woman**

whose name(s) **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 5th day of MARCH, 19 97

My Commission Expires April 6, 1999

My Commission Expires:

Bill Davis
Notary Public

Certified State Book

1997-07984

EXHIBIT "A"

PARCEL I

A parcel of land situated in the S 1/2 of Section 33, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Commence at the SW corner of the NW 1/4 of the SW 1/4 of Section 33, Township 21 South, Range 2 West; thence South 3 deg. 13 min. 59 sec. East for a distance of 2321.49 feet; thence North 55 deg. 03 min. 25 sec. East for a distance of 3040.40 feet to a point on the Northerly right of way line of Shelby County Highway No. 22, said point also being the point of beginning; thence North 55 deg. 03 min. 25 sec. East along said right of way for a distance of 200.11 feet; thence North 10 deg. 50 min. 25 sec. East along said right of way for a distance of 143.34 feet to a point to the westerly right of way line of Alabama Highway No. 31; thence North 33 deg. 22 min. 25 sec. West along said Alabama right of way and leaving said County right of way for a distance of 110.08 feet; thence South 55 deg. 03 min. 25 sec. West and leaving said Alabama right of way for a distance of 305.86 feet; thence South 34 deg. 56 min. 35 sec. East for a distance of 210.00 feet to the point of beginning; being situated in Shelby County, Alabama.

Less and except an ingress, egress, drainage and utility easement being more particularly described as follows:

Commence at the SW corner of the NW 1/4 of the SW 1/4 of Section 33, Township 21 South, Range 2 West; thence South 3 deg. 13 min. 59 sec. East for a distance of 2321.49 feet; thence North 55 deg. 03 min. 25 sec. East for a distance of 3025.40 feet to a point on the Northerly right of way line of Shelby County Highway No. 22, said point also being the point of beginning; thence North 55 deg. 03 min. 25 sec. East along said right of way for a distance of 215.11 feet; thence North 10 deg. 50 min. 25 sec. East for a distance of 21.51 feet; thence South 55 deg. 03 min. 25 sec. West for a distance of 159.32 feet; thence North 79 deg. 56 min. 35 sec. West for a distance of 58.28 feet; thence North 34 deg. 56 min. 35 sec. West for a distance of 153.79 feet; thence South 55 deg. 03 min. 25 sec. West for a distance of 30.00 feet; thence South 34 deg. 56 min. 35 sec. East for a distance of 210.00 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

Property taxes for 1997 and subsequent years.

Mineral and mining rights are NOT insured.

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 174 page 309; Deed 99 page 465; Deed 103 page 168 and Deed 206 page 220 in Probate Office.

Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed 102 page 420 and Deed 174 page 125 in Probate Office.

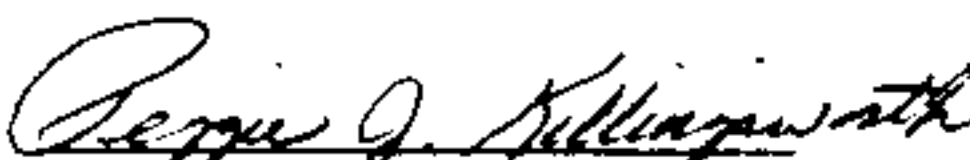
Encroachment of fence appurtenant to insured premises onto property adjoining on the Southeast corner, as shown on survey by Robert Blain, RLS #9789, dated June 19, 1996.

Encroachment of fence appurtenant to property adjoining on the Southeast side of insured premises onto insured premises, as shown on survey by Robert Blain, RLS #9789, dated June 19, 1996.

THE REAL ESTATE HEREIN DESCRIBED DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR, NEITHER THAT OF HER SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

SUBJECT TO PURCHASE MONEY FIRST MORTGAGE IN FAVOR OF CENTRAL STATE BANK FROM GRANTEE HEREIN IN THE SUM OF \$123,000.00.

MARCH 5, 1997


PEGGIE J. KILLINGSWORTH

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