

"NO CERTIFICATION IS MADE AS TO TITLE."

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

Mrs. Mary S. Spell

NAME Thomas L. Foster, Attorney

4503 South Shades Crest Road

ADDRESS 1201 N. 19th St., B'ham, AL 35234

Bessemer, AL 35023

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of --One Thousand and 00/100-----(\$1,000:00)-DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Wayne F. Spell, Jr. and wife, Mary S. Spell

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Mary S. Spell

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

See attached Exhibit "A" for legal description.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current tax year.

Inst # 1997-21658

07/10/1997-21658
11:04 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.50

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 the said GRANTEE, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 2nd day of July, 19 97.

(Seal)

Wayne F. Spell, Jr.

(Seal)

(Seal)

Mary S. Spell

(Seal)

(Seal)

Mary S. Spell

(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wayne F. Spell, Jr. and wife, Mary S. Spell whose name s 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 2nd day of July, A. D., 19 97

Inst # 1997-21658

State of Alabama
Jefferson & Shelby County

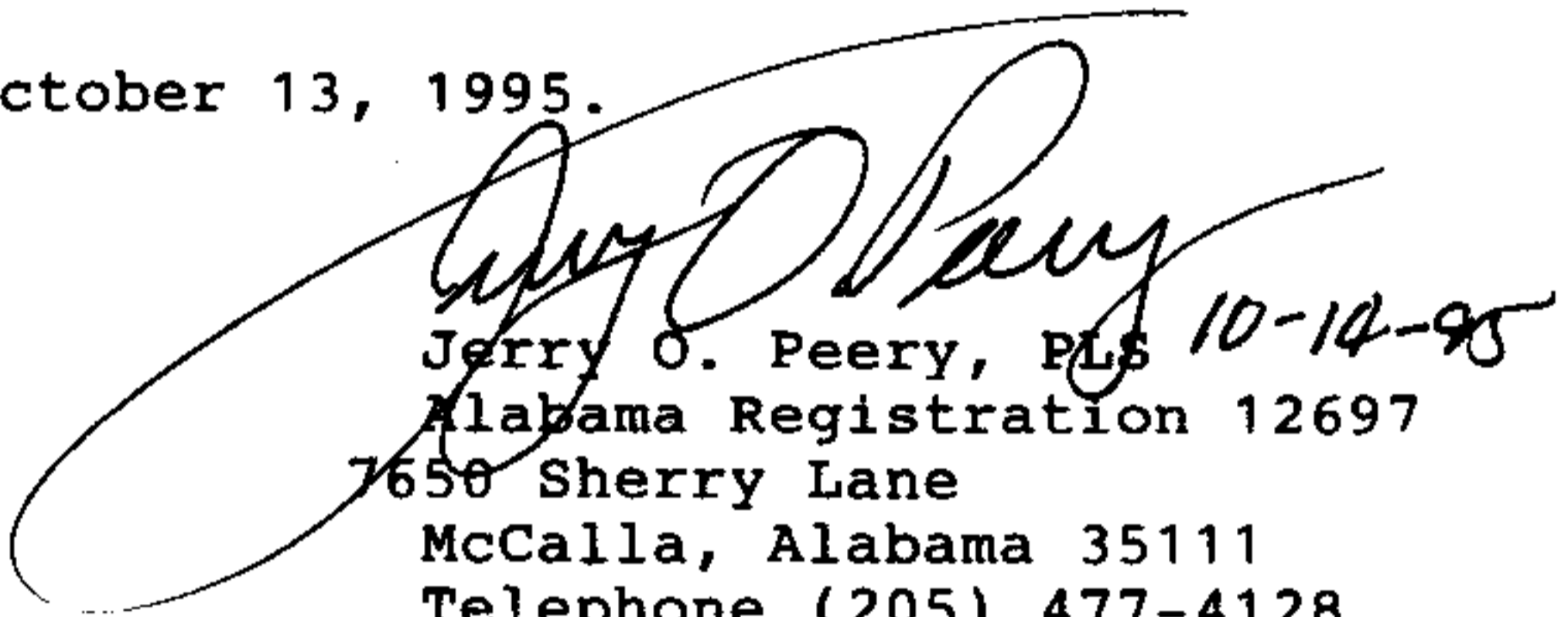
I, Jerry O. Peery, A Professional Land Surveyor, do hereby state that this is a true and correct plat of (see attached legal description); that there are no visible encroachments of buildings, rights-of-way, easements or joint driveways over or across said lands, except as shown; there are no visible encroachments by electric or telephone wires or supports thereof (except those that serve the premises only), except as shown, however no attempt was made to locate underground facilities.

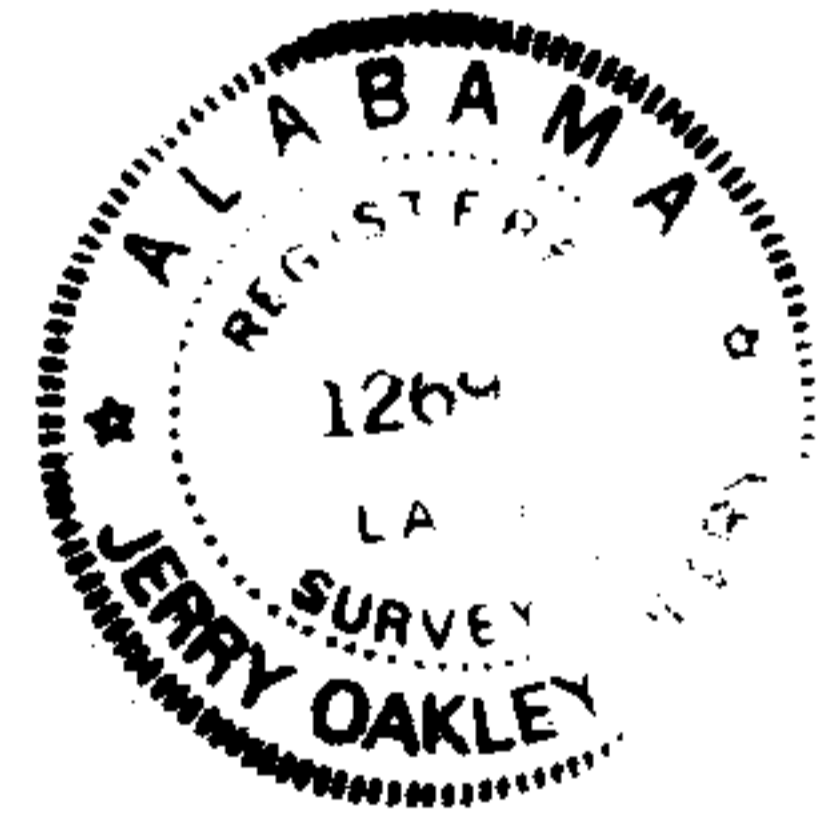
Also, I have consulted the Federal Insurance Rate Maps and found that the above described parcel lies in Flood Zone C. This information is from map comparison and was not field verified

This survey and drawing have been prepared in substantial compliance with the Minimum Technical Standards for the Practice of Land Surveying in the State of Alabama.

According to this, my survey, dated October 13, 1995.

Source of Information: Previous survey
Closing Survey
Date of Field Survey October 13, 1995
Address 4503 South Shades Crest Road
Job:95-139A
FB 338/25

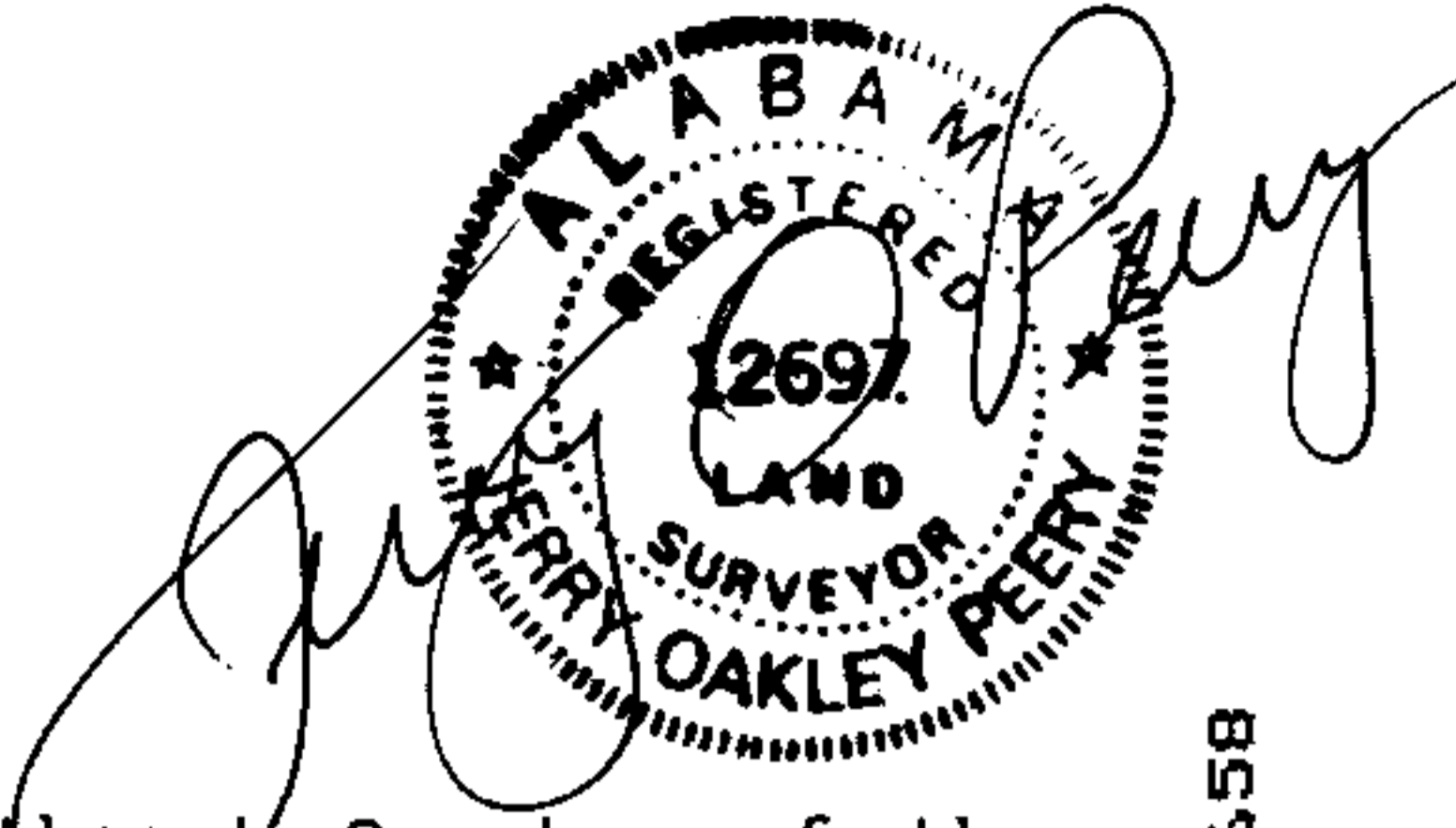

Jerry O. Peery, PLS 10-14-95
Alabama Registration 12697
7650 Sherry Lane
McCalla, Alabama 35111
Telephone (205) 477-4128



To Cindy

LEGAL DESCRIPTION

State of Alabama
Jefferson & Shelby County



Two parcels of land situated in the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 14, Township 20 South, Range 4 West, Huntsville Meridian, and being more particularly described as follows:

Jefferson County Parcel

Commence at the Southeast Corner of the Northeast Quarter of the Northeast Quarter of said Section 14; thence in a westerly direction, along and with the North line of said quarter-quarter section, 132.43 feet to an iron pin and the point of beginning; thence continue in said westerly direction and along and with said North line, 114.29 feet (114.27 feet record) to a tack on the centerline of South Shades Crest Road; thence with a deflection of 148°35'52" right (148°35'45" right record), 90.46 feet (90.44 feet record) to a tack on the centerline of said South Shades Crest Road; thence with a deflection of 83°12'20" right (83°12'25" right record), 59.97 feet to the point of beginning, containing 0.062 acres, more or less.

Shelby County Parcel

Commence at the Northeast Corner of the Southeast Quarter of the Northeast Quarter of said Section 14; thence in a westerly direction, along and with the North line of said quarter-quarter section, 132.43 feet to an iron pin and the point of beginning; thence continue in said westerly direction and along and with said North line, 114.29 feet (114.27 feet record) to a tack on the centerline of South Shades Crest Road; thence with a deflection of 28°40'54" left (28°40'50" left record), along said centerline, 42.83 feet to a tack on said centerline; thence with a deflection of 94°26'34" left, leaving said centerline, 160.84 feet to an iron pin; thence with a deflection of 69°43'05", left 202.83 feet to an pin on the East line of said quarter-quarter section; thence with a deflection of 78°00'41" left, along and with said East line, 60.20 feet to an iron pin on said quarter-quarter line; thence with a deflection of 75°00'40" left, leaving said East line, 120.31 feet to an iron pin; thence with a deflection of 37°40'00" right, 26.23 feet to the point of beginning, containing 0.671 acres, more or less.

The sum acreage of both parcels is 0.733 acres, including the right-of-way of South Shades Crest Road and the 20 foot utility easement.

Inst # 1997-21658

07/10/1997-21658
11:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCB 14.50