

This instrument was prepared by

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

Inst # 1997-23025

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY ONE THOUSAND EIGHT HUNDRED SIXTY FIVE & NO/100---- (\$81,865.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I Barry Stalnaker, a single individual (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Kaylyn Anne Colafrancesco (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See legal description attached as Exhibit "A"

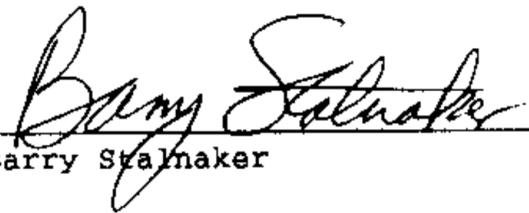
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

GRANTEES' ADDRESS: 1402 MONTE LAKE Dr.
VALRICO, FL 33594

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 have hereunto set my hand and seal, this 14th day of July, 1997.

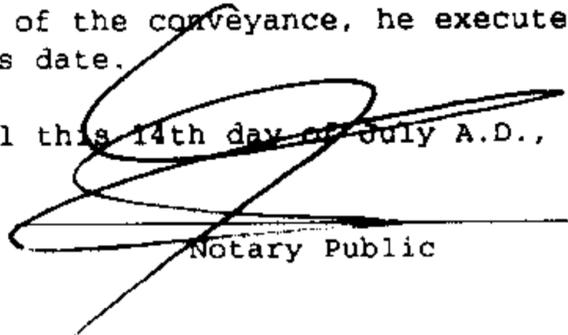

Barry Stalnaker (SEAL)

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 Barry Stalnaker, a single individual whose name 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of July A.D., 1997


Notary Public

NOTARY PUBLIC
3/5/99

Inst # 1997-23025

07/23/1997-23025
09:05 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 93.00

Exhibit A

A parcel of land lying in the NW 1/4 of the NE 1/4 of Section 3, Township 18 South, Range 1 East and the SW 1/4 of the SE 1/4 of Section 34, Township 17 South, Range 1 East, all being situated in Shelby County, Alabama, more particularly described as follows:

Begin at the NE corner of the NW 1/4 of the NE 1/4 of said Section 3, said point being the point of beginning; thence south along the eastern boundary of said NW 1/4 of the NE 1/4 for a distance of 1323.91 feet; thence right 91 deg. 43 min. 52 sec. west along the south boundary of said NW 1/4 of NE 1/4 for a distance of 650 feet; thence right 88 deg. 28 min. 18 sec. northerly for 1573.02 feet; thence right 91 deg. 22 min. 05 sec. easterly for a distance of 650 feet; thence right 89 deg. 42 min. 48 sec. southerly 250.97 feet to the point of beginning; being situated in Shelby County, Alabama.

Also, that certain 20 foot wide non-exclusive easement being approximately 430 feet along extending from Country Road 474 in an easterly direction to the westerly line of the above described tract for ingress and egress and appurtenant to the above described tract, all as set forth and shown on the map prepared by Norris W. Hughes dated March 19, 1991, and being located in the NW 1/4 of the NE 1/4 of Section 3, Township 18 South, Range 1 East; being situated in Shelby County, Alabama.

BAS

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