

SEND TAX NOTICE TO:  
Cynthia Dianne Young  
2225 English Village Lane  
Birmingham, Alabama 35223

\$ 10,000.00

This instrument was prepared by:  
Patrick H. Boone, Attorney at Law  
New South Federal Savings Building  
215 North 21st Street, Suite 705  
Birmingham, Alabama 35203-3720

STATE OF ALABAMA

SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Love and Affection and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Marguerite E. Young, an unmarried woman (hereinafter referred to as "Grantor"), grant, bargain, sell and convey unto Cynthia Dianne Young, an unmarried woman (hereinafter referred to as "Grantee"), an undivided one-thirty-fourth (1/34th) interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

Part of the SW<sup>1</sup>/<sub>4</sub> of Section 21, Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: From the SW corner of said Section 21 being marked by an existing hub in a rockpile, run in a northerly direction along the west line of said Section for a distance of 1493.68 feet to an existing old rebar in a rockpile; thence turn an angle to the right of 92 degrees 42 minutes 51 seconds and run in an easterly direction for distance of 1318.08 feet to an existing iron rebar; thence turn an angle to the right of 86 degrees 53 minutes 01 second and run in a southerly direction for a distance of 1271.27 feet to an existing 2" old open pipe; thence turn an angle to the right of 1 degree 32 minutes 38 seconds and run in a southerly direction for a distance of 108.42 feet, more or less, to an existing iron rebar and being on the NW right-of-way line of Shelby County Highway No. 43; thence turn an angle to the right of 36 degrees 57 minutes and run in a southwesterly direction along the NW right-of-way line of said Shelby County Highway No. 43 for a distance of 87.29 feet; thence turn an angle to the right of 52 degrees 40 minutes 43 seconds and run in a westerly direction for a distance of 1269.63 feet, more or less, to the point of beginning. Containing 44.58 acres, more or less.

This conveyance is made subject to the following: (1) Current taxes; (2) A non-exclusive, permanent and irrevocable easement and right-of-way given by Marguerite E. Young to Allen C. Young, Jr. and his successors and assigns for the sole and exclusive purpose of access, ingress and egress in, over, under and along the road or driveway situated on the real property described in that certain Deed, dated May 31, 1978, from Allen C. Young and wife, Marguerite E. Young, as Grantors, to Marguerite E. Young, as Grantee, which said Deed was filed in the office of the Judge of Probate of Shelby County, Alabama on March 10, 1989, and recorded at Book 229, Page 783; and, said road or driveway being shown on that certain survey dated March 27, 1995 prepared by Weygand Surveyors, which said road or driveway being depicted on said survey by the words "asphalt" and "crushed stone"; (3) Easements and rights of way to Shelby County, Alabama, in Deed Book 228, page 317 and Deed Book 228, page 493; and (4) All other matters filed for record in the office of the Judge of Probate of Shelby County, Alabama.

This conveyance of the above described property is made together with a non-exclusive, permanent and irrevocable easement and right-of-way given by Marguerite E. Young to Cynthia Dianne Young for the sole and exclusive purpose of ingress and egress in, over, under and along the road or driveway situated on the real property described in that certain Deed, dated May 31, 1978, from Allen C. Young and wife, Marguerite E. Young, as Grantors, to Marguerite E. Young, as Grantee, which said Deed was filed in the office of the Judge of Probate of Shelby

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01:21 PM CERTIFIED

Inst # 1997-42477

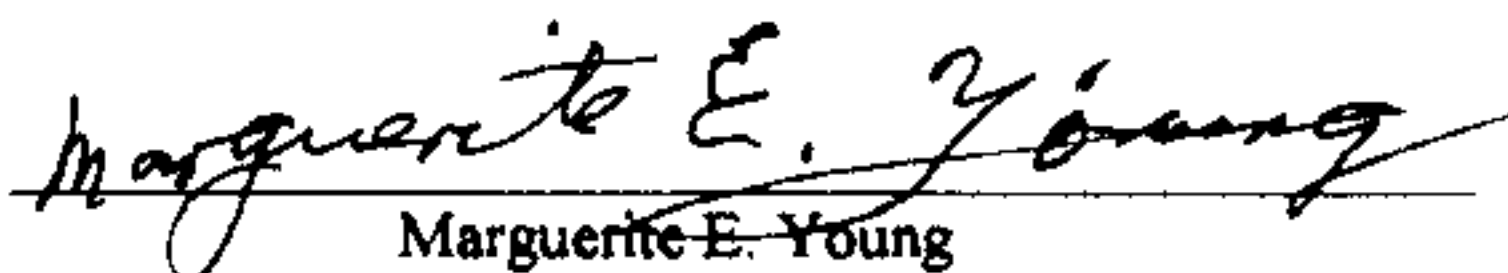
County, Alabama on March 10, 1989, and recorded at Book 229, Page 783; and, said road or driveway being shown on that certain survey dated March 27, 1995 prepared by Weygand Surveyors, which said road or driveway being depicted on said survey by the words "asphalt" and "crushed stone".

This deed is prepared using information furnished by the Grantor. No examination of title was made. No title opinion was rendered.

TO HAVE AND TO HOLD to the said Grantee, her successors and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 31st day of December, 1997.

  
Marguerite E. Young

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 Marguerite E. Young, an unmarried woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 31st day of December, 1997

  
Notary Public

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SHELBY COUNTY JUDGE OF PROBATE  
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