

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME William H. HalbrooksHarriet W. ThompsonADDRESS 704 Independence Plaza7450 Dunnivant Valley RoadLeeds, Alabama 35094WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

Jefferson COUNTYThat in consideration of Eight Hundred Fifty Thousand and no/100 Dollars

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

Sunny R. Eppes Clowdus Solomon, an unmarried woman

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

Harriet W. Thompson

(herein referred to as grantee, 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 current taxes, easements and restrictions of record.

\$500,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Sunny R. Eppes Clowdus Solomon is one and the same person as Sunny Solomon.

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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 361.00

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 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, I have hereunto set my hands(s) and seal(s), this 25th day of February, 1998.

(Seal)

Sunny R. Eppes Clowdus Solomon

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sunny R. Eppes Clowdus Solomon, 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 25th day of February, A. D., 1998.

EXHIBIT "A"

A parcel of land situated in the NW 1/4 of Section 24, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: From an existing iron pin found at the most Southerly corner of Lot 3-A, as shown on the survey of Mountain View Lake Company, First Sector, as recorded in Map Book 3 on page 135, in the Office of the Judge of Probate of Shelby County, Alabama; run thence in a Northeasterly direction along the Northwest lot line of said Lot 3-A, for a measured distance of 212.65 feet (212.85 feet recorded) to an existing iron pin found at the most Northerly corner of said Lot 3-A; thence turn an angle to the left of 14 deg. 24 min. 09 sec. and run in a Northeasterly direction for a distance of 252.49 feet; thence turn an angle to the left of 41 deg. 56 min. 36 sec. and run in a Northwesterly direction for a distance of 317.62 feet to the point of beginning of the parcel herein described; from the point of beginning thus obtained, continue along the last described course for a distance of 283.49 feet to a point on the Southeast right of way line of Shelby County Highway No. 41; thence turn an angle to the right of 80 deg. 09 min. 26 sec. and run in a Northeasterly direction along said Southeast right of way line of said Highway No. 41 for a distance of 1,162.23 feet to the beginning of a curve to the right, said curve being concave to the Southeast, having a radius of 2,824.79 feet, a central angle of 4 deg. 48 min. 38 sec. and a chord of 237.10 feet; run thence in a Northeasterly direction along the arc of said curve in said right of way for a distance of 237.17 feet; thence from a projection of the chord of the last described curve, turn an angle to the right of 172 deg. 20 min. 55 sec. and departing said right of way line, run in a Southwesterly direction for a distance of 42.62 feet; thence turn an angle to the left of 33 deg. 49 min. 56 sec. and run in a Southwesterly direction for a distance of 96.49 feet; thence turn an angle to the left of 62 deg. 18 min. 40 sec. and run in a Southeasterly direction for a distance of 74.89 feet; thence turn an angle to the right of 34 deg. 56 min. 10 sec. and run in a Southeasterly direction for a distance of 207.50 feet; thence turn an angle to the right of 75 deg. 21 min. 45 sec. and run in a Southwesterly direction for a distance of 94.22 feet; thence turn an angle to the left of 34 deg. 00 min. 50 sec. and run in a Southwesterly direction for a distance of 111.62 feet; thence turn an angle to the right of 36 deg. 32 min. 25 sec. and run in a Southwesterly direction for a distance of 77.51 feet; thence turn an angle to the left of 10 deg. 37 min. 20 sec. and run in a Southwesterly direction for a distance of 158.59 feet; thence turn an angle to the left of 62 deg. 51 min. 55 sec. and run in a Southerly direction for a distance of 80.46 feet; thence turn an angle to the right of 72 deg. 23 min. 40 sec. and run in a Southwesterly direction for a distance of 808.87 feet, to the point of beginning; being situated in Shelby County, Alabama.

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