

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

GRANTEE'S ADDRESS
Larry K. Mathews
3832 Highway 30
Wilsonville, Alabama 35186

STATE OF ALABAMA)
COUNTY OF SHELBY) GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Eighteen Thousand and 00/100 (\$118,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, Susan Elaine Stark, a single individual, and Tasha Lynn Tillman, a single individual (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, Larry K. Mathews, a single individual, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See Attached Exhibit A for Legal Description

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

\$94,400.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 27th day of August, 1998.

Susan Elaine Stark

Susan Elaine Stark

Tasha Lynn Tillman, by and through Susan Elaine Stark
Tasha Lynn Tillman, by and through
Her Attorney in Fact Susan Elaine Stark

State of Alabama)
County of Shelby)

I, the undersigned, hereby certify that Susan Elaine Stark, 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, she executed the same voluntarily on the day of same bears date.

GIVEN UNDER MY HAND THIS 27TH DAY OF AUGUST, 1998.

My Commission Expires: 10/3/2001 *Mark L. Rowe*
Notary Public

State of Alabama)
County of Shelby)

MARK L. ROWE
MY COMMISSION EXPIRES
10/03/2001

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Susan Elaine Stark, whose name as Attorney In Fact for Tasha Lynn Tillman, a single individual, 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, in her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND THIS THE 27TH DAY OF AUGUST, 1998.

My Commission Expires: 10/3/2001 *Mark L. Rowe*
Notary Public

MARK L. ROWE
MY COMMISSION EXPIRES
09/08/2001-34055
09:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 35.00

1998-34055

Exhibit A



A part of the NE 1/4 of the NE 1/4 and the SE 1/4 of the NE 1/4 of Section 21, Township 21 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: Commence at the NE corner of Section 21, Township 21 South, Range 1 East, Shelby County, Alabama, and run Westerly along the North line of said Section 21, a distance of 210.02 feet to a point; thence turn an angle of 90 deg. 08 min. 07 sec. to the left and run Southerly a distance of 2.16 feet to the point of beginning on the South right of way line of Shelby County Highway No. 30; thence continue along last described course a distance of 1380.57 feet to a point; thence turn an angle of 90 deg. 00 min. to the right and run Westerly a distance of 420.0 feet to a point; thence turn an angle of 90 deg. 00 min. to the right and run Northerly a distance of 684.57 feet to a point; thence turn an angle of 90 deg. 00 min. to the right and run Easterly a distance of 395.0 feet to a point; thence turn an angle of 90 deg. 00 min. to the left and run Northerly along the West line of a gravel drive a distance of 696.79 feet to a point on the South right of way line of same said Highway No. 30; thence turn an angle of 90 deg. 34 min. to the right and run Easterly along the said right of way line a distance of 25.0 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 1998-34055

09/01/1998-34055
09:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 35.00