

THIS INSTRUMENT PREPARED BY:

Karen B. Johns, Esq.  
Spain & Gillon, L.L.C.  
2117 Second Avenue, North  
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Jerry W. Huff  
4058 Greystone Drive  
Birmingham, Alabama 35242

**WARRANTY DEED**

STATE OF ALABAMA     )  
SHELBY COUNTY         )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Six Hundred Ninety Seven Thousand and No/100 Dollars (\$697,000.00.00) to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, **ACCENT DESIGN, INC.**, a corporation (herein referred to as Grantor), does grant, bargain, sell and convey unto **JERRY W. HUFF** (herein referred to as Grantee), the real estate described on Exhibit "A" attached hereto and incorporated herein by this reference, and which is situated in Shelby County, Alabama.

[The purchase price recited above was paid from a purchase money mortgage executed simultaneously herewith.]

TO HAVE AND TO HOLD, to the said Grantee, his heirs, executors, successors and assigns, forever.

And Grantor does for itself and for its successors and assigns, covenant with the said Grantee, his heirs, executors, successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted on Exhibit "A"; that Grantor has a good right to sell and convey the same as aforesaid; that it will and its successors and

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SHELBY COUNTY JUDGE OF PROBATE  
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assigns shall warrant and defend the same to the said Grantee, his heirs, executors, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seal this the 6 day of

May, 1999.

ACCENT DESIGN, INC.

By:

Its

Gary Segrist  
President

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Gary Segrist, whose name as President of ACCENT DESIGN, INC., a corporation, 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 said conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and on behalf of said corporation.

Given under my hand and official seal this 6 day of May, 1999.

[SEAL]

John D. John  
NOTARY PUBLIC

MY COMMISSION EXPIRES 2/14/2002

EXHIBIT "A"

TO

WARRANTY DEED  
LIEN AFFIDAVIT

GRANTOR: ACCENT DESIGN, INC.

GRANTEE: JERRY W. HUFF

Commence at the Southeast corner of the NE 1/4 of the NW 1/4 of Section 26, Township 21 South, Range 1 West; thence run North along the East line of said 1/4-1/4 Section a distance of 215.31 feet to the South right of way line of Alabama Highway No. 70; thence turn a deflection angle of 90 degrees 54 minutes 27 seconds to the left and run along said right of way, a distance of 13.96 feet to the point of beginning; thence turn a deflection angle of 90 degrees 23 minutes 49 seconds to the left and run a distance of 558.10 feet; thence turn a deflection angle of 75 degrees 27 minutes 07 seconds to the right and run a distance of 147.48 feet; thence turn a deflection angle of 104 degrees 56 minutes 42 seconds to the right and run a distance of 277.22 feet; thence turn a deflection angle of 66 degrees 35 minutes 56 seconds to the left and run a distance of 148.29 feet to the Southeast right of way line of Alabama Highway No. 25; thence turn a deflection angle of 93 degrees 21 minutes 41 seconds and run along said right of way a distance of 198.90 feet; thence turn a deflection angle of 31 degrees 31 minutes 18 seconds to the right and run along said right of way a distance of 156.76 feet; thence turn a deflection angle of 31 degrees 42 minutes 57 seconds to the right and run a distance of 51.80 feet to the point of beginning. Situated in the NE 1/4 of the NW 1/4 of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama.

According to the survey of Paragon Engineers, dated \_\_\_\_\_.

Subject to:

1. Taxes for 1999 and subsequent years, a lien but not yet due and payable.
2. Any loss, claim, damage, or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.
3. Permit to Alabama Power Company as recorded in Deed Book 177, Page 492 in the Probate Office of Shelby County, Alabama.
4. Easement to State of Alabama for ditch as recorded in Deed Book 242, page 274 and Deed Book 237, page 151 in the Probate Office of Shelby County, Alabama.
5. Sewer easement to City of Columbiana, recorded in Deed Book 87, Page 90; Deed Book 156, Page 443 and Deed Book 219, Page 86 in the Probate Office of Shelby County, Alabama.
6. Any part of the property lying within creek.
7. Sewer line as shown on survey of Paragon Engineers.
8. Ditch as shown on survey of Paragon Engineers.
9. Riparian Rights to creek running through the property.

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