

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

DANNY C. LOCKHART, ATTORNEY
1129 Forestdale Blvd.
Birmingham, Alabama 35214

NEAL THURMAN ELLIOTT
131 County Road 335
Chelsea, AL 35043

=====

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF JEFFERSON)

That in consideration of One hundred fourteen thousand nine hundred and no/100 Dollars, to the undersigned grantors, in hand paid by the grantee herein, the receipt is hereby acknowledged, We, Paul Allen Thurman, a single man, Jenny Thurman Doss, a married woman and Leisha Brennan, a married woman, being all the Heirs at Law of Frances W. Thurman, deceased, herein referred to as Grantors, does grant, bargain, sell and convey unto Neal Thurman Elliott, herein referred to as Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

A lot in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the NE corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 4, Township 20 South, Range 1 West; thence run West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 210.00 feet to the point of beginning; thence continue West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 306.00 feet to the East R.O.W. line of a paved County Hwy; thence turn an angle of 116 deg. 10 min. to the left and run along the East line of said Hwy. a distance of 234.05 feet; thence turn an angle of 63 deg. 50 min. to the left and run a distance of 202.66 feet; thence turn an angle of 89 deg. 58 min. to the left and run a distance of 210.00 feet to the point of beginning. Situated in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama.

Subject to:

1. Advalorem taxes due and payable October 1, 1999.
2. Easements, exceptions, reservations and restrictions of record, if any.

(\$104,900.00 of the purchase price recited above was paid from a purchase money mortgage closed simultaneously herewith.)

Subject property is not the homestead of the grantors, Jenny Thurman Doss and Leisha Brennan, nor is it the homestead of their spouses.

TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns forever.

06/21/1999-25848
10:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 21.00

Inst # 1999-25848

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that I are lawfully seized in fee simple of said premises; that they are free from all encumbrances (except as above noted), that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seal on this the 16th. day of June, 1999.


Paul Allen Thurman


Jenny Thurman Doss


Leisha Brennan

STATE OF ALABAMA

Acknowledgment

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that Paul Allen Thurman, a single man, Jenny Thurman Doss, a married woman and Leisha Brennan, a married woman, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, the same was executed voluntarily on the day the same bears date.

GIVEN under my hand and official seal on this the 16th. day of June, 1999.


Notary Public

Inst # 1999-25848

06/21/1999-25848
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