

This instrument was prepared by
(Name) MASSEY & STOTSER, P.C.
(Address) 1100 East Park Drive, Suite 301
Birmingham, Alabama 35235

Send Tax Notice To
SCOTT D. WILLIS
260 SUN VALLEY CIRCLE
STERRETT, ALABAMA 35147

WARRANTY DEED

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE DOLLAR AND NO/100--- the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I or we, SCOTT D. WILLIS, AN UNMARRIED MAN AND HOLLY CHEREE WEBB, AN UNMARRIED WOMAN, AN UNMARRIED WOMAN, (herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto SCOTT D. WILLIS, AN UNMARRIED MAN (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY COUNTY, ALABAMA, to-wit:

See Exhibit "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

SUBJECT TO: (1) Taxes for the year 1999 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any (4) MORTGAGE TO COUNTRYWIDE HOME LOANS, INC. IN THE AMOUNT OF \$49,400.00 AND RECORDED IN INSTRUMENT 1998-00099.

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 said grantee, his, her or 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 stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 4th day of ~~April~~ ^{August} 1999 ^{NEW}

Scott D. Willis (SEAL)
SCOTT D. WILLIS

Holly Cheree Webb (SEAL)
HOLLY CHEREE WEBB

STATE OF ALABAMA
JEFFERSON COUNTY

)
(General Acknowledgment
)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that SCOTT D. WILLIS, AN UNMARRIED MAN AND HOLLY CHEREE WEBB, AN UNMARRIED WOMAN, whose name 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, she executed the same voluntarily and as her act on the day the same bears date

Given under my hand and official seal this 4th day of ~~April~~ ^{August} 1999

M. M. M. M.
Notary Public

Inst # 1999-32870

08/05/1999-32870
10:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

002 MMS

12.00

EXHIBIT "A"

Land situated in Section 19, Township 16 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the NW corner of the SE 1/4 of the SW 1/4 of Section 19, Township 16 South, Range 2 East, Shelby County Alabama, and run in an Easterly direction along the north line of said 1/4-1/4 Section a distance of 366.03 feet to the point of beginning of the herein described parcel and a point in the centerline of the South Central Bell Telephone Company right of way thence deflect 123°22' to the left and run in a Northwesterly direction a distance of 209.86 feet to a point; thence turn an interior angle of 117°04'00" and run to the right and in a Northeasterly direction a distance of 18.03 feet to a point; thence turn an interior angle of 110°40' and run to the right and in a Southeasterly direction a distance of 69.45 feet to a point; thence turn an interior angle of 171°28' and run to the right and in a Southeasterly direction a distance of 77.84 feet to a point; thence turn an interior angle of 172°20'30" and run to the right and in a Southeasterly direction a distance of 292.86 feet to a point at the intersection of an old fence and the meander of a branch, thence turn an interior angle of 143°40'30" and run to the right in a Southeasterly direction and along the old fence right of way a distance of 136.26 feet to a point; thence turn an interior angle of 241°59' and run to the left in an Easterly direction and along the old fence right of way a distance of 129.43 feet to a point; thence turn an interior angle of 89°03' and run to the right in a Southerly direction a distance of 309.41 feet to a point; thence turn an interior angle of 181°22' and run to the left in a Southeasterly direction a distance of 387.05 feet to a point, said point being the center line of said Telephone Company right of way; thence turn an interior angle of 31°47' and run to the right and in a Northwesterly direction a distance of 928.65 feet, more or less, to the point of beginning and along said Telephone Company right of way center line to the point of beginning of the herein described parcel.

Inst # 1999-32870

08/05/1999-32870
10:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
332 MS 12.00