

1187-49

THIS INSTRUMENT PREPARED BY:
WEATHINGTON & MOORE, P.C.
819 Parkway Drive, S.E.
Leeds, AL 35094

Send Tax Notice To:
Shanna M. Nowling
1403 Michael Drive
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED SEVENTEEN THOUSAND AND NO/100 (\$117,000.00) DOLLARS to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **KATHLEEN MULLEN, AN UN MARRIED WOMAN, AND SABRINA KAROLINE STUBBS, AN UNMARRIED WOMAN** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **SHANNA M. NOWLING** (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 BY REFERENCE

SUBJECT TO: 1. 35 foot building line as shown by recorded map.
2. 10 foot easement on south and 5 foot easement on east as shown by recorded map.
3. Restrictions or Covenants recorded in Misc. Volume 51 page 631 in the Probate Office of Shelby County, Alabama.
4. Right of Way granted to Alabama Power Company by instrument recorded in Volume 349 page 800 in said Probate Office.

\$116940.00 of the above consideration was paid by mortgage loan closed simultaneously herewith.

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 set my (our) hand(s) and seal(s) this 1st day of November, 1999.

11/04/1999-45428
09:25 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CJ1 14.00

Inst # 1999-45428

Kathleen Mullen
KATHLEEN MULLEN

Sabrina Karoline Stubbs
SABRINA KAROLINE STUBBS

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that KATHLEEN MULLEN AND SABRINA KAROLINE STUBBS whose name(s) 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of November, 1999.

Julie W. Jordan
Notary Public

My Commission Expires:

4-23-2000

EXHIBIT "A"

Lot 51, according to the Survey of Scottsdale, Third Addition, as recorded in Map Book 8, page 123, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT that part of said Lot 51, sold to Alabaster Water and Gas Board in Real 52, page 61, more particularly described as follows:

A parcel located along and within the Southern boundary of Lots 50 and 51 in the Scottsdale Subdivision, Third Addition as listed in Map Book 8, page 123, in the Probate Office of Shelby County, Alabama.

The parcel is more precisely described as follows:

Begin at the Southeast corner of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama and measure in a Westerly direction along the Southern boundary of said Section a distance of 464.14 feet to a point; thence turn to the right $59^{\circ}15'11''$ and measure in a Northwesterly direction a distance of 93.09 feet to a point, said point being the true point of beginning for said parcel; thence turn $59^{\circ}15'11''$ from previous course and measure in a Westerly direction a distance of 376.69 feet to a point on the Eastern right of way boundary of Michael Drive; thence turn to the right $85^{\circ}37'50''$ and measure in a Northerly direction along the Eastern right of way boundary of Michael Drive a distance of 10.03 feet to a point; thence turn to the right $94^{\circ}22'10''$ and measure in an Easterly direction a distance of 257.34 feet to a point; thence turn to the left $30^{\circ}44'49''$ and measure in a Northeasterly direction a distance of 98.11 feet to a point; thence turn to the right $90^{\circ}00'00''$ and measure in a Southeasterly direction a distance of 70.00 feet to a point, said point being the point of beginning.

Inst # 1999-45428

11/04/1999-45428
09:25 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CJ1 14.00