

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

THAT IN CONSIDERATION OF

SIXTY THOUSAND AND NO/100 -----(60,000.00) DOLLARS

TO THE UNDERSIGNED GRANTOR, IN HAND PAID BY THE GRANTEE HEREIN, THE RECEIPT WHEREOF IS ACKNOWLEDGED, WE,

GEOFF A WALTERS AND WIFE, GINA B. WALTERS

HEREIN REFERRED TO AS GRANTORS, BARGAIN, SELL AND CONVEY UNTO

SANDRA K. WALTERS, 136 GREENFIELD LANE, ALBASTER, ALABAMA 35007

HEREIN REFERRED TO AS GRANTEE, THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA, TO WIT:

THE NORTH TEN (10) ACRES OF TRACT III ACCORDING TO THE SURVEY OF THE PERRY ESTATES, AS RECORDED IN MAP BOOK 19, PAGE 114 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA. WHICH HAS AN ADDRESS OF 2623 BLUE SPRINGS ROAD, WILSONVILLE, ALABAMA 35186. SAID TRACT RUNNING A WIDTH OF 571,27 FEET EAST TO WEST AND 770 FEET NORTH TO SOUTH. ALSO INCLUDED IN THIS CONVEYANCE IS AN EASEMENT 20 FEET WIDE ALONG THE WEST BOUNDARY OF TRACT III TO ALLOW ACCESS TO THE NORTH TEN(10) ACRES.

TO HAVE AND TO HOLD TO THE SAID GRANTEE, HER HEIRS AND ASSIGNS FOREVER. AND WE DO FOR OURSELVES AND FOR OUR HEIRS, EXECUTORS, AND ADMINISTRATORS COVENANT WITH THE SAID GRANTEE, HER HEIRS AND ASSIGNS, THAT WE ARE LAWFULLY SEIZED IN FEE SIMPLE OF SAID PREMISES; THAT THEY ARE FREE FROM ALL ENCUMBRANCES, UNLESS OTHERWISE NOTED ABOVE; THAT WE HAVE A GOOD RIGHT TO SELL AND CONVEY THE SAME AS AFORESAID; THAT WE WILL AND OUR HEIRS, EXECUTORS AND ADMINISTRATORS SHELL WARRANT AND DEFEND THE SAME TO THE SAID GRANTEE, HER HEIRS AND ASSIGNS FOREVER, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF, GEOFF A WALTERS AND WIFE, GINA B. WALTERS HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 28TH. DAY OF DECEMBER, 1999.

  
\_\_\_\_\_  
GEOFF A. WALTERS

  
\_\_\_\_\_  
GINA B. WALTERS, WIFE

GENERAL ACKNOWLEDGEMENT  
STATE OF GEORGIA  
WORTH COUNTY

I, JUDY F. AULTMAN, NOTARY PUBLIC IN AND FOR THE STATE OF GEORGIA, HEREBY CERTIFY THAT GEOFF A. WALTERS AND WIFE, GINA B. WALTERS, WHOSE NAMES ARE SIGNED TO THE FOREGOING CONVEYANCE AND KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, THAT BEING INFORMED OF THE CONTENTS OF THE CONVEYANCE HAVE EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE. GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 28TH. DAY OF DECEMBER, 1999.

  
\_\_\_\_\_  
NOTARY PUBLIC  
Notary Public, Worth County, Georgia  
My Commission Expires November 12, 2000

Inst # 1999-52694

12/30/1999-52694  
03:54 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 108 71.00

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL ME BY THESE PRESENTS, THAT, THE UNDERSIGNED,

THOMAS E. BOZEMAN AND WIFE, CATHERINE F. BOZEMAN

DO HEREBY GRANT A RELEASE OF INDEBTEDNESS SECURED BY THAT CERTAIN REAL  
PROPERTY MORTGAGE EXECUTED BY

GEOFF A. WALTERS AND WIFE, GINA B. WALTERS

AS DESCRIBED AS FOLLOWS:



THE NORTH TEN (10) ACRES OF TRACT III ACCORDING  
TO THE SURVEY OF THE FERRY ESTATES, AS RECORDED  
IN MAP BOOK 19, PAGE 114 IN THE PROBATE OFFICE  
OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN  
SHELBY COUNTY, ALABAMA. WHICH HAS AN ADDRESS OF  
2623 BLUE SPRINGS ROAD, WILSONVILLE, ALABAMA,  
35186. SAID TRACT RUNNING A WIDTH OF 571.27 FEET  
EAST TO WEST AND 770 FEET NORTH TO SOUTH. ALSO  
INCLUDED IN THIS CONVEYANCE IS AN EASEMENT 20 FEET  
WIDE ALONG THE WEST BOUNDARY OF TRACT III TO ALLOW  
ACCESS TO THE NORTH TEN (10) ACRES.

WHICH SAID MORTGAGE WAS RECORDED IN THE OFFICE OF THE JUDGE OF  
PROBATE OF SHELBY COUNTY, ALABAMA AS INSTRUMENT #1999-30382

IN WITNESS WHEREOF, THE UNDERSIGNED,

THOMAS E. BOZEMAN AND WIFE, CATHERINE F. BOZEMAN

HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 28TH. DAY OF DECEMBER,  
1999.

  
\_\_\_\_\_  
THOMAS E. BOZEMAN  
  
\_\_\_\_\_  
CATHERINE F. BOZEMAN WIFE

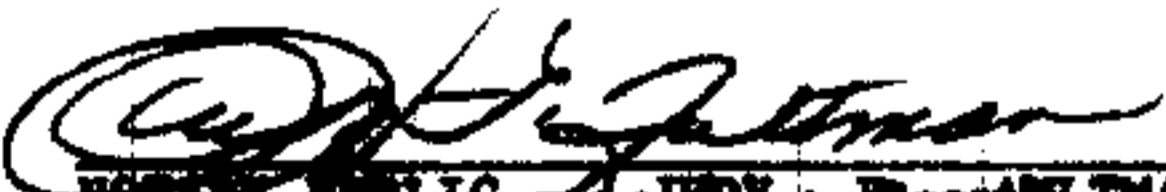
STATE OF GEORGIA

WORTH COUNTY

GENERAL ACKNOWLEDGEMENT

I, THE UNDERSIGNED AUTHORITY, NOTARY PUBLIC, IN AND FOR THE STATE  
OF GEORGIA, HEREBY CERTIFY THAT THOMAS E. BOZEMAN AND WIFE, CATHERINE  
F. BOZEMAN, WHOSE NAMES ARE SIGNED TO THE FOREGOING INSTRUMENT, AND  
WHO ARE KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING  
INFORMED OF THE CONTENTS OF THE INSTRUMENT, HAVE EXECUTED THE SAME  
VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 28TH. DAY OF DECEMBER,  
1999.

  
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NOTARY PUBLIC, JUDY ROBERTSON  
WORTH COUNTY, GEORGIA  
My Commission Expires November 15, 2000

Inst # 1999-52694

12/30/1999-52694  
03:54 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NWS 71.00