

This instrument was prepared by:  
James W. Fuhrmeister  
1300 Corporate Drive  
Birmingham, Alabama 35242

SEND TAX NOTICE:  
Lillian M. Heffner  
310 Hughes Road  
Columbiana, Alabama 35051

Warranty Deed

State of Alabama  
Shelby County

Know All Men By These Presents,

That in consideration of One Hundred Fifty-seven Thousand Five Hundred Dollars No/100 and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we,

Teresa Diane Turquitt and husband, Hugh Davis and Samelia A. Davis, married

(herein referred to as grantors) does grant, bargain, sell and convey unto

Lillian M. Heffner, unmarried

(herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama, to-wit:

See attached Exhibit A.

Subject to existing easements, restrictions, current taxes, set-back lines, rights of way, limitations, if any, of record.

\$78,750.00.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

Samelia A. Davis is one and the same person as Samelia A. Marquez.

This property does not constitute the homestead of Samelia A. Davis or her spouse.

TO HAVE AND TO HOLD to the said GRANTEES, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I we are lawfully seized in fee simple for 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 aforesaid; that we will any our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, We have hereunto set our hands and seals this 25th, day of April, 2000.

  
Teresa Diane Turquitt

  
Hugh Davis

  
Samelia A. Davis

By Her Attorney in Fact Teresa Diane Turquitt

05/04/2000-14562

08:36 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

003 495 92.50

Inst. • 2000-14562

STATE OF ALABAMA  
Shelby County

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Teresa Diane Turquitt and husband, Hugh Davis, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this the 25th day of April, 2000.

  
\_\_\_\_\_  
Notary Public

Commission Expires 5/21/03

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for State of Alabama at Large, hereby certify that Teresa Diane Turquitt, married, whose name as Attorney in Fact for Samelia A. Davis, married, is signed to the forgoing conveyance and who is known to me, acknowledged before me this date that, being informed of the conveyance, she, in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal of office this 25th day April, 2000.

My Commission expires: 5/21/03

  
\_\_\_\_\_  
Notary Public

The SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 31, Township 20 South, Range 1 East, Shelby County, Alabama less one half acre out of the Southwest corner, more particularly described by metes and bounds as follows:

Commence at the northwest corner of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 31, Township 20 South, Range 1 East, Shelby County, Alabama and run thence southerly along the west line of said quarter-quarter 864.50 feet to a steel pin corner and the point of beginning of the property being described; thence continue along last described course a distance of 552.09 feet to a steel pin corner; thence turn 88 degrees 43 minutes 34 seconds left and run easterly a distance of 210.0 feet to a steel pin corner; thence turn 88 degrees 43 minutes 34 seconds right and run southerly a distance of 105.00 feet to a steel pin corner on the south line of said SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of said Section 31; thence turn 88 degrees 43 minutes 34 seconds left and run easterly along said south line of said quarter-quarter a distance of 465.46 feet to an open top steel pipe corner; thence turn 92 degrees 18 minutes 09 seconds left and run northerly a distance of 681.16 feet to a steel pin corner; thence turn 88 degrees 01 minutes 01 seconds left and run westerly a distance of 683.52 feet to the point of beginning.

Inst # 2000-14562

05/04/2000-14562

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SHELBY COUNTY JUDGE OF PROBATE

003 KMS

92.50