

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Kenneth James Sweet

(Address) 2626 Indian Shoals Road
Wetumpka, Ala 35786

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Inst # **2000-22193**

Form 1-4-97 Rev. 0/99

WARRANTY DEED - Stewart Title Insurance Corporation of Houston, Texas

07/05/2000 - 22193
07/05/2000 - 22193

STATE OF ALABAMA
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

1:26 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
01 CJ1 12.00

That in consideration of One Hundred Eighty Five Thousand and no/100

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we.

Leo K. Hussey and wife, Judith C. Hussey

(herein referred to as grantor, whether one or more), bargain, sell and convey unto

Kenneth James Sweet

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

A parcel of land situated in the SE 1/4 of SE 1/4 of Section 7, Township 21 South, Range 2 East, of the Huntsville Principal Meridian, in Shelby County, Alabama, being more particularly described as follows: Commence at the SE corner of SE 1/4 of SE 1/4 of Section 7, Township 21 South, Range 2 East; thence run North along East line of said 1/4 1/4 Section for 176.40 feet; thence 28 degrees 33 minutes left and run Northwesterly for 261.78 feet to the point of beginning of the property herein described; thence 93 degrees 24 minutes 30 seconds left and run Southwesterly for 197.63 feet to a concrete monument on the Easterly side of Shoals road; thence 105 degrees 40 minutes right and run Northerly, running parallel to the pavement in Shoals Road for 195.92 feet; thence 113 degrees 09 minutes 30 seconds right and run Easterly for 193.02 feet; thence 55 degrees 52 minutes 45 seconds right and run Southeasterly for 67.81 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to taxes for 2000 and subsequent years, easements, restrictions, rights of way and permits of record.

\$136,250.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

\$39,500.00 of the above recited purchase price was paid from a purchase money mortgage recorded 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 the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereto set our hand(s) and seal(s), this 30th day of June, 2000.

(Seal)

Leo K. Hussey
Leo K. Hussey

(Seal)

(Seal)

(Seal)

Judith C. Hussey
Judith C. Hussey

(Seal)

STATE OF ALABAMA
Shelby

COUNTY

General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Leo K. Hussey and Judith C. Hussey, whose names are signed to the foregoing conveyance 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 30th day of June, A.D., 2000

My Commission Expires: 10/16/2000

Notary Public