

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

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

(Name) Leah R. Carmichael

(Address) 4215 Co Rd 49
Columbiana Ala 35051

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

Form 1-1-27 Rev. 4/99

WARRANTY DEED - Stewart Title Insurance Corporation of Houston, Texas

STATE OF ALABAMA
Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Forty Nine Thousand Nine Hundred 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 ,
Robert E. Letson, Jr. and wife, Peggy S. Letson

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

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

All that part of the SE 1/4 of the SW 1/4, Section 19, Township 20 South, Range 1 East, lying South of Shelby County Road No. 49, as now located. Except the following described parcel owned by Paul Franklin and Joyce Fay Blevins and described as: Commence at the SE corner of the SE 1/4 of the SW 1/4 of Section 19, Township 20 South, Range 1 East; thence run North along the East line of said 1/4-1/4 Section a distance of 110.0 feet to the SW right of way of a paved County Highway, being No. 49; thence turn an angle of 50 degrees 15 minutes to the left and run along said right of way line a distance of 306.96 feet; thence turn an angle of 129 degrees 45 minutes to the left and run a distance of 260.91 feet to the South line of said 1/4-1/4 Section; thence turn an angle of 90 degrees 00 minutes to the left and run East along the South line of said 1/4-1/4 Section a distance of 236.00 feet to the point of beginning. Situated in the SE 1/4 of SW 1/4, Section 19, township 20 South, Range 1 East, Shelby County, Alabama.

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

\$119,900 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

09/01/2000-30219
01:54 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MMS 38.50

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 hereunto set our hand(s) and seal(s), this 31st day of August, 2000.

(Seal)

Robert E. Letson Jr.
Robert E. Letson, Jr.

(Seal)

(Seal)

(Seal)

(Seal)

Peggy S. Letson
Peggy S. Letson

(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 Robert E. Letson, Jr. and Peggy S. Letson, whose names are signed to the foregoing conveyance 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 31st day of August, A.D., 2000.

My Commission Expires: 10/16/2000

Notary Public

Inst # 2000-30219