

This Instrument Was Prepared By:
John R. Holliman, Esq.
2491 Pelham Parkway
Pelham, Alabama 35124

\$85,000.00

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

Inst # 2000-35443
10/11/2000-35443
09:36 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MMB 18.00

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned in hand paid by the herein, the receipt of which is hereby acknowledged, Eva Jane Carroll, a single woman, (hereinafter referred to as), hereby grant, bargain, sell and convey unto Eddie Staffney, Jr., a single man, (hereinafter referred, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

See attached Exhibit A for legal description which is incorporated by reference.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

\$26,100.00 was paid from a second mortgage recorded herewith.

\$60,900.00 was paid from first mortgage recorded herewith.

Grantee's address: 10706 Hwy 17
MAYLEN AL 35114

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said Grantor their successors and assigns covenant with the said Grantee his heirs and assigns, that Grantor is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that Grantor has a good right to sell and convey the same as aforesaid; that will and heirs and assigns shall, warrant and defend the same to the said , their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, hereunto set my hand and seal on this
the 25 day of SEPTEMBER, 2000.

✓ Eva Jane Carroll
Eva Jane Carroll

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Eva Jane Carroll, a single woman, whose name signed to the foregoing conveyance, and who known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25 day of
SEPTEMBER, 2000.

[Signature]
Notary Public

My Commission Expires:

8/24/02

Exhibit "A"

A parcel of land situated in the S 1/2 of the NW 1/4 and the N 1/2 of the SW 1/4 of Section 21, Township 21 South, Range 3 West, Shelby County, Alabama described as follows:

Commence at the intersection of the South line of the South 1/2 of the NW 1/4 of Section 21, Township 21 South, Range 3 West and the West right of way of Shelby County Highway No. 17; thence run North along the West right of way for a distance of 258.00 feet to the point of beginning; thence turn an angle to the left of 79 deg. 13 min. 08 sec. and run West for a distance of 189.87 feet; thence turn an angle to the left of 95 deg. 07 min. 08 sec. and run South for a distance of 196.91 feet; thence turn an angle to the left of 112 deg. 00 min. 57 sec. and run Northeast for a distance of 214.63 feet to a point on the West right of way of Shelby County Highway No. 17; thence turn an angle to the left of 73 deg. 38 min. 47 sec. and run North along the said West right of way for a distance of 100.00 feet to the point of beginning; being situated in Shelby County, Alabama.

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