

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

CHARLOTTE D. MAHAN
2595 SCURLOCK ROAD
HELENA, AL 35080

Inst # 2000-40357
11/22/2000-40357
09:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 C31 15.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FIFTEEN THOUSAND FIVE HUNDRED and 00/100 (\$115,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, KAREN SCURLOCK, A MARRIED PERSON and SHANNON SCURLOCK, AN UNMARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto CHARLOTTE D. MAHAN, AN UNMARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 27 AND THE NE 1/4 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA. COMMENCE AT THE NE CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 27 AND RUN WEST ALONG THE NORTH LINE OF 1/4-1/4 SECTION 1105. 72 FEET; THENCE LEFT 74 DEGREES 02' 15" AND RUN SOUTHWESTERLY 678.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST COURSE 226.33 FEET TO THE NORTHERLY BOUNDARY OF SCURLOCK ROAD; THENCE LEFT 66 DEGREES 25' 10" AND RUN SOUTHEASTERLY ALONG THE BOUNDARY OF SAID ROAD 210 FEET; THENCE LEFT 113 DEGREES 34' 50" AND RUN NORTHEASTERLY LEAVING SAID ROAD 226.33 FEET; THENCE LEFT 66 DEGREES 25' 10" AND RUN NORTHWESTERLY 210.00 FEET TO THE POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2000 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2001.
2. RIGHT OF WAY TO THE CITY OF HELENA, RECORDED IN INSTRUMENT 1995-21584, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. EASEMENT TO SOUTHERN NATURAL GAS COMPANY RECORDED IN DEED BOOK 213 PAGE 149, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. EASEMENT TO COLONIAL PIPE LINE COMPANY RECORDED IN DEED BOOK 221, PAGE 839, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. LESS AND EXCEPT ANY PART OF SUBJECT PROPERTY LYING WITHIN A ROAD RIGHT OF WAY.

SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF KAREN SCURLOCK NOR HER RESPECTIVE SPOUSE.

\$83,737.48 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, 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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, KAREN SCURLOCK, A MARRIED PERSON and SHANNON SCURLOCK, AN UNMARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 15th day of November, 2000.


KAREN SCURLOCK


SHANNON SCURLOCK

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that KAREN SCURLOCK, SHANNON SCURLOCK whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 15th day of November, 2000.


Notary Public

My commission expires: 7/1/02

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