

This instrument was prepared by:

Send Tax Notice To:

GEORGE M. VAUGHN
PADEN & PADEN ATTORNEYS AT LAW
FIVE RIVERCHASE RIDGE, SUITE 100
BIRMINGHAM, AL 35244

KIM H. WALLIS
2012 BRIDGELAKE DRIVE.
HOOVER, AL 35244

Inst # 2001-12426

WARRANTY DEED

04/04/2001-12426

STATE OF ALABAMA
COUNTY OF SHELBY

09:57 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 TLH 14.50

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and 00/100 (\$1.00)-----DOLLARS to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, KIM H. WALLIS, A MARRIED PERSON and PAUL L. TUCKER, JR., A MARRIED PERSON (herein referred to as grantor,) do, grant, bargain, sell and convey unto KIM H. WALLIS, A MARRIED PERSON, (herein referred to as Grantees), the following described real estate situated in SHELBY County, Alabama, to-wit:

PARCEL A

PART OF LOT 10-A, RESURVEY OF LOTS 10 & 11, BRIDGELAKE ADDITION TO RIVERCHASE, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA, IN MAP BOOK 19, PAGE 51, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON REBAR BEING THE MOST EASTERLY CORNER OF SAID LOT 10-A AND BEING ON THE NORTHWEST RIGHT OF WAY LINE OF BRIDGELAKE DRIVE AND ALONG THE SOUTHEAST LINE OF SAID LOT 10-A FOR A DISTANCE OF 6.91 FEET TO AN EXISTING IRON REBAR; THENCE TURN AN ANGLE TO THE RIGHT OF 81 DEGREES 10 MINUTES 21 SECONDS AND RUN IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 146.94 FEET TO AN EXISTING IRON REBAR; THENCE TURN AN ANGLE TO THE LEFT OF 27 DEGREES 34 MINUTES 12 SECONDS AND RUN IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 67.02 FEET TO AN EXISTING IRON REBAR SET BY LAURENCE D. WEYGAND; THENCE TURN AN ANGLE TO THE RIGHT OF 42 DEGREES 08 MINUTES 19 SECONDS AND RUN IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 31.38 FEET TO AN EXISTING IRON REBAR; THENCE TURN AN ANGLE TO THE RIGHT OF 140 DEGREES 51 MINUTES 59 SECONDS AND RUN IN A SOUTHEASTERLY DIRECTION ALONG THE NORTHEAST LINE OF SAID LOT 10-A FOR A DISTANCE OF 72.05 FEET TO AN EXISTING IRON REBAR; THENCE TURN AN ANGLE TO THE RIGHT OF 24 DEGREES 33 MINUTES 54 SECONDS AND RUN IN A SOUTHEASTERLY DIRECTION ALONG THE NORTHEAST LINE OF SAID LOT 10-A FOR A DISTANCE OF 172.25 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

Subject to the following:

1. Ad valorem taxes for the year 2000 which constitute a lien, but which are not yet due and payable.
2. Subject to the existing easements, restrictions, set-back lines, rights of way, and limitations, if any, of record.

THIS DEED HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.

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

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have

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a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this ____ day of APRIL, 2001.


KIM H. WALLIS


PAUL L. TUCKER, JR.

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STATE OF ALABAMA
COUNTY OF Shelby

GENERAL ACKNOWLEDGMENT

I, THE UNDERSIGNED, a Notary Public, in and for said County, in said State, hereby certify that KIM H. WALLIS and PAUL L. TUCKER, JR., 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 this the 2nd day of APRIL, 2001.



NOTARY PUBLIC
MY COMMISSION EXPIRES: 9.29.02

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