

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

Send Tax Notice to:

22 Monte Verde Lane
Montevallo, AL 35115

\$110,000.00

STATE OF ALABAMA

CORPORATION WARRANTY DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of One Hundred Ten Thousand and 00/100 to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged,,
First Federal Bank
(hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Peggy Wood, a single woman, (hereinafter referred to as GRANTEE), the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

See attached legal description on Exhibit A which is hereby incorporated by reference as though fully set out herein.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama and to all outstanding rights of redemption as described on Exhibit B.

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

And said GRANTOR does for itself and its successors and assigns covenants with the said GRANTEE, her heirs and assigns, that it 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 it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

104-00492065-12510
SHELBY COUNTY JUDGE OF PROBATE

004 CJ1 130.00

04/04/2001-12510
12:02 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 CJ1 130.00

Inst # 2001-12510

IN WITNESS WHEREOF, the undersigned has hereunto set its
signature by Barry Thompson its Senior Vice Pres. on this the
26 day of MARCH, 2001.

First Federal Bank

B. Thompson SVP
Barry Thompson, Senior Vice
Pres.

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county
in said state, hereby certify that Barry Thompson as Senior Vice
Pres. of First Federal Bank is signed to the foregoing
conveyance, and who is known to me, acknowledged before me on
this day that, being informed of the contents of the conveyance,
as such duly authorized officer executed the same voluntarily for
and as the act of said corporation.

Given under my hand and official seal this the 26 day of
MARCH, 2001.

[Signature]
Notary Public

My Commission Expires:

8/29/02

Exhibit A

Lot 22, according to the Map and Survey of Monte Verde, as recorded in Map Book 6, Page 66 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama, LESS AND EXCEPT the following described portion of said Lot; Begin at the Southwest corner of said Lot 22; thence run East along the South line of said Lot 131.68 feet to the Southeast corner of said lot; thence turn left $90^{\circ} 08' 00''$ and run North along the East line of said lot 30.91 feet; thence turn left $91^{\circ} 23' 26''$ and run Southwest 131.90 feet to the point on a counter-clockwise curve on the East right of way of Alabama Highway # 119, said curve having a delta angle of $00^{\circ} 04' 48''$ and a radius of 11429.83 feet; thence turn left $81^{\circ} 24' 21''$. To tangent and run South along the arc of said right-of-way 15.94 feet to the point of beginning, situated in Shelby County, Alabama.

WITNESSED my hand and the seal of the Probate Office of Shelby County, Alabama, this 1st day of January, 1961.

PROBATE CLERK

ASIDE AMERICAN

Exhibit "B"

All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated December 6, 2000 and recorded on December 8, 2000 in Instrument # 2000-42384 in the Probate Office of Shelby County, Alabama, under and in accordance with the laws of the State of Alabama or the United States of America. The Company does not attempt herein to disclose or identify the names of all persons, firms, partnerships, corporations, associations, governments, or other entities entitled to redeem the property under the laws of the State of Alabama or the United States of America. Nevertheless, rights of redemption exist, and at this time constitute a title defect, and said defect is expressly excepted from coverage under this policy by virtue of legal obligations to list or identify all persons, firms, partnerships, corporations, associations, governments or other entities entitled to redeem the property under the laws of the State of Alabama or the United States of America and by acceptance of this policy the Insured hereby releases and discharges the Company, and its issuing agent of and from any such duty, obligations, or undertaking.

Inst # 2001-12510

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SHELBY COUNTY JUDGE OF PROBATE
004 C31 130.00