

Send Tax Notice To:

Inst # 2001-20295
A. J. KNIGHT
76520295 PARADISE Cove LAKE
WILSONVILLE, AL 35186

STATE OF ALABAMA }

SHELBY COUNTY }

05/18/2001-20295
02:34 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CJ1 35.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Eighteen Thousand Dollars (\$18,000.00) and other good and valuable consideration to the undersigned, **CAROL R. MOSELEY, a single woman**, (hereinafter referred to as the "Grantor(s)"), in hand paid by **ALBERT J. KNIGHT** (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantors do by these presents grant, bargain, sell and convey unto the said Grantee all of their right, title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land in the NW 1/4 of the NW 1/4 of Section 26, Township 21 South, Range 1 East, Shelby County, Alabama, described as follows:
Begin at the NE corner of said 1/4 1/4 section; thence run South along the 1/4 1/4 line 359.40 feet to a point on the 397 feet contour line on the North side of Lay Lake; thence run Northwest along said contour line of the following approximate courses and distances; turn right 111 deg. 39 min. 19 sec. a distance of 124.16 feet; thence right 74 deg. 01 min. 29 sec. a distance of 92.36 feet; turn left 15 deg. 01 min. 14 sec. a distance of 72.15 feet; turn left 109 deg. 53 min. 46 sec. a distance of 32.37 feet; turn right 76 deg. 16 min. 00 sec. a distance of 58.83 feet; turn left 67 deg. 29 min. 17 sec. a distance of 53.51 feet; turn right 31 deg. 21 min. 43 sec. a distance of 38.56 feet; turn right 28 deg. 22 min. 12 sec. a distance of 61.69 feet; turn right 13 deg. 58 min. 15 sec. a distance of 116.22 feet to a point on the North 1/4 1/4 line; thence turn right 126 deg. 23 min. 32 sec. and run East along said 1/4 1/4 line 391.62 feet to the point of beginning. Being situated in Shelby County, Alabama.

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantors in and to any and all roads, alleys and ways bounding said premises.

This conveyance is subject to the following:

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.

Inst # 2001-20295

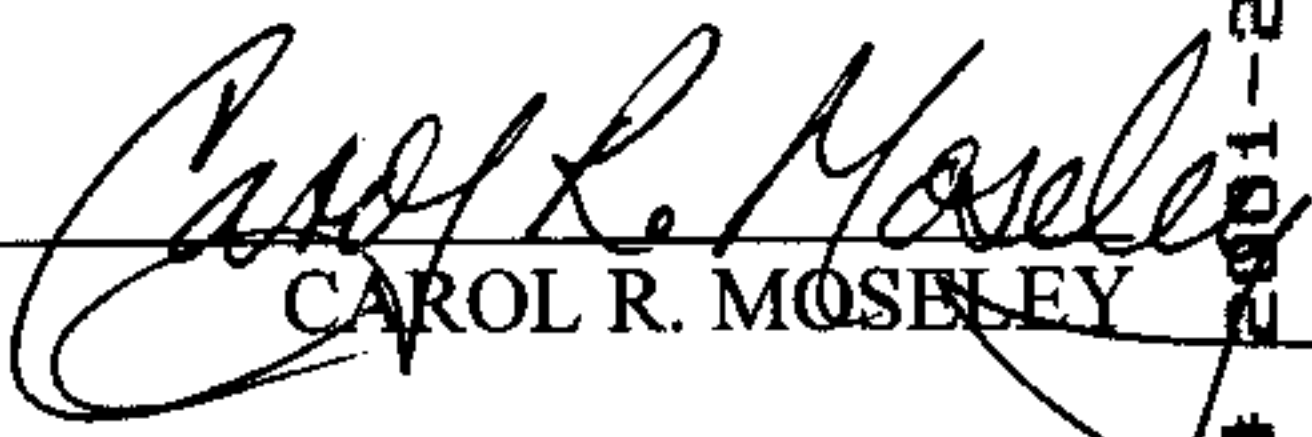
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Community property, dower, curtesy, survivorship, or homestead rights, if any, of any spouse of the Grantee.
6. Any titles or rights asserted by anyone including but not limited to persons, corporation, governments, or other entities, to tide lands, or lands comprising the shores or bottoms of navigable rivers, lakes, bays, ocean or gulf, or lands beyond the line of the harbor or bulkhead lines as established or changed by the United States Government or water rights, if any.
7. Reservations contained in Patent from the United States of America or State where the land described above.
8. Restrictive covenants affecting the property described above.
9. Taxes for the year 2001 and thereafter.
10. Any loss, claim, damage or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment. (See 1975 Code of Alabama Section 40-7-25.3)
11. Transmission line permits to Alabama Power Company as recorded in Deed Book 142 page 95 in the Probate Office.
12. Flood rights acquired by Alabama Power Company as recorded in Deed Book 219 page 151, and by condemnation proceeding as shown in Civil Suit CA-66-325, U. S. District Court of Northern Alabama.
13. Power line as shown on survey by Amos Cory, RSL # 10550, dated December 5, 1988.
14. Rights of other parties in and to the use of the chert road as shown on survey by Amos Cory, RLS # 10550, dated December 5, 1988.
15. Rights of ingress and egress to and from the land described above.
16. Defects, liens, encumbrances, adverse claims or other matters, if any, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the Grantee acquires for value of record the estate or interest or mortgage covered hereby.
17. Any adverse claim to any portion of said land which has been created by artificial means or has accreted to any such portion so created and riparian rights, if any.
18. Taxes or special assessments which are not shown as existing liens by public records.
19. Any prior reservation or conveyance, together with release of damages of mineral of every kind and character, including, but not limited to gas, oil, sand and gravel in, on or under subject property.

TO HAVE AND TO HOLD, to the said Grantee, her heirs, executors, administrators and assigns forever.

And said Grantor(s) do for themselves, their heirs, executors and administrators, covenant with said Grantee, his heirs, executors and administrators, that they are lawfully seized of said premises; that said premises are free from all encumbrances, except as

noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and theirs heirs, executors and administrators shall warrant and defend the same to the said Grantee(s), their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor(s) have executed this Warranty Deed on this 14 day of May, 2001.

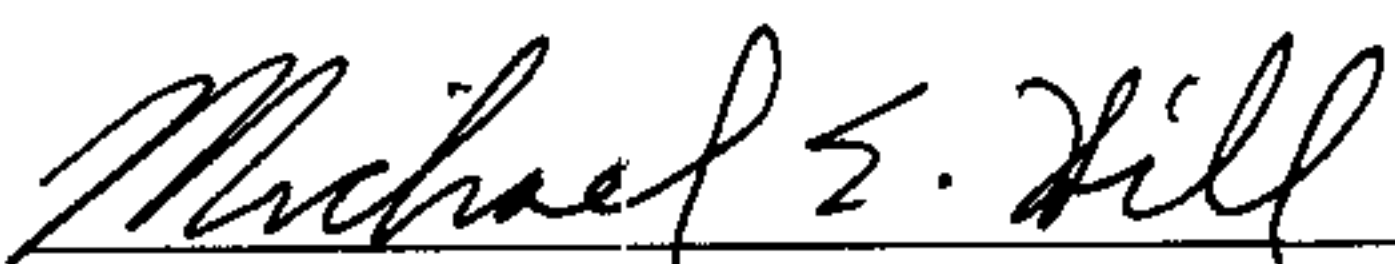

CAROL R. MOSELEY
Inst # 2001-20295

STATE OF ALABAMA }

SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Carol. R. Moseley, a single woman, is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 14th day of MAY, 2001.


NOTARY PUBLIC
My Commission Expires MAY 20, 2003

Inst # 2001-20295

05/18/2001-20295
02:34 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CJ1 35.00