

This form provided by

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Twalia King
(Address) 959 18th Street
Calera, AL 35040

This instrument was prepared by: MIKE T. ATCHISON
P. O. Box 822
Columbiana, AL 35051

Form 1-1-27 Rev. 4/99

WARRANTY DEED - Stewart Title Insurance Corporation of Houston, Texas

STATE OF ALABAMA } KNOW ALL MEN BY THESE PRESENTS,
Shelby COUNTY }

That in consideration of Forty Five Thousand and no/100 -----dollar

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Fred M. Nichols, Jr. a married man
(herein referred to as grantor, whether one or more), bargain, sell and convey unto
Twalia King

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

A parcel of land situated in Block 173 of J. H. Dunstan's Survey of the Town of Calera, Shelby County, Alabama and being more particularly described as follows: Commence at the intersection of the easterly right of way of the Louisville and Nashville Railroad and the Northwestern right of way of the Southern railroad in the Town of Calera, Alabama and run North 00 degrees 04 minutes 26 seconds East a distance of 225.58 along said right of way to a point; thence run North 56 degrees 00 minutes 00 seconds East a distance of 223.81 feet to a point on the West right of way of 9th Street; thence run North 85 degrees 58 minutes 06 seconds East a distance of 81.97 feet to the point of beginning, said point being on the East right of way of 9th Street; thence run North 56 degrees 08 minutes 28 seconds, 136.96 feet to a point; thence run North 12 degrees 10 minutes 11 seconds West 58.80 feet to a point; thence North 57 degrees 34 minutes 08 seconds West a distance of 184.97 feet; thence run South 19 degrees 48 minutes 21 seconds East a distance of 144.81 to the point of beginning.

According to the survey of Joseph E. Conn, Jr., dated September 11, 1999.

Subject to restrictions, easements and rights of way of record.

06/13/2001-24262
12:23 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 11B 11.30

TO HAVE AND TO HOLD to the said grantee, 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, 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, their 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 4th day of May June, 2001

(Seal) Fred M. Nichols, Jr. (Seal)
(Seal)
(Seal)

STATE OF ALABAMA }
Shelby COUNTY }
General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Fred M. Nichols, Jr., whose name is signed to the foregoing conveyance is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of May June A.D., 2001

My Commission Expires April 6, 2003

Notary Public [Signature]

Inst # 2001-24262