

WARRANTY DEED

Inst # 2001-28591

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Dwight G. Houser
4917 Bailey Lane
Birmingham, Alabama 35242

THE STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One hundred sixty eight thousand eight hundred fifty and no/100 (\$168,850.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Lester M. Atkisson, Jr. and Judy Ann Atkisson, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Dwight G. Houser** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See attached Exhibit "A"

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

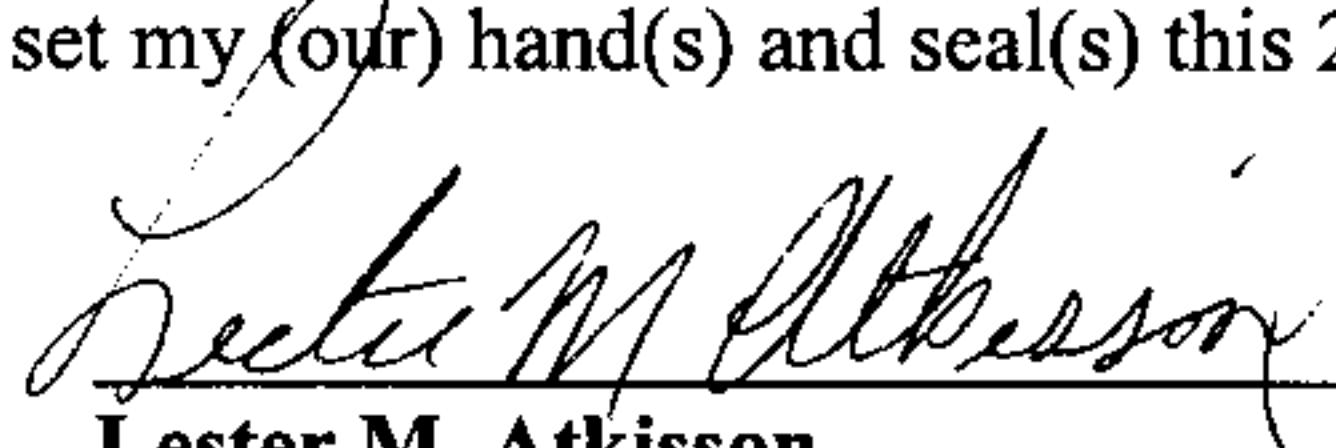
\$132,042.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

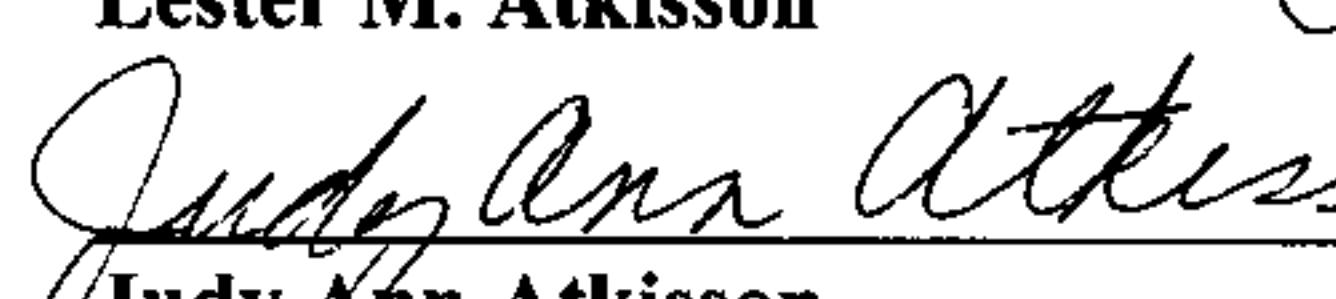
And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 29th day of June, 2001.

Witness


(Seal)
Lester M. Atkisson

Witness


(Seal)
Judy Ann Atkisson

STATE OF ALABAMA
COUNTY OF SHELBY

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that **Lester M. Atkisson and Judy Ann Atkisson, husband and wife** 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 this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 29th day of June, 2001.



Notary Public
My Commission Expires: 02-25-05
07/10/2001-28591
11:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 51.00

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Southeast corner of the South 1/2 of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 15, Township 19 South, Range 2 West, being found in a place (iron pin) and being in accordance with a survey by Alton Young, L.S. #1666, dated October 1960 and also being the point of beginning of the parcel of land herein described; thence run in a Westerly direction along the South boundary line of said South 1/2 of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of said Section for a distance of 428.6 feet to a point; thence run 144 degrees 24 minutes 22 seconds to the right and run in a Northeasterly direction along the Southeast side of an unpaved road for a distance of 523.2 feet to the point of intersection with the East boundary line of said South 1/2 of North 1/2 of Southeast 1/4 of Northwest 1/4 of Section 15, Township 19 South, Range 2 West, being an iron pin found in place; thence proceed in a Southerly direction along the said East boundary line of said South 1/2 of North 1/2 of Southeast 1/4 of Northwest 1/4 of said Section for a distance of 304.53 feet to the point of beginning. Situated in Shelby County, Alabama. Said parcel is lying in the South 1/2 of North 1/2 of Southeast 1/4 of Northwest 1/4 of Section 15, Township 19 South, Range 2 West.

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