

WARRANTY DEED

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

Send tax notice to:
Yvette L. Trussell
725 2nd Street
Helena, Alabama 35080

THE STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Fifty thousand and no/100 (\$50,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Eddie Weldon, Jr., a married man** (herein referred to as grantor, whether or more), grant, bargain, sell and convey unto **Yvette L. Trussell and Thomas Miles Trussell** (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"

This property does not constitute the homestead of the grantor nor his spouse.

Eddie Weldon, Jr. is the surviving grantee in that certain deed recorded in Deed Book 258, Page 678, Probate Office, Shelby County, Alabama. The other grantees, Edd Weldon and Annie Bell Weldon, are deceased, having died on or about July 9, 1988 and March 12, 1971, respectively.

Mineral and mining rights excepted.

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

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 20th day of September, 2001.

Witness


Eddie Weldon, Jr.

Witness

(Seal)

STATE OF ALABAMA
COUNTY OF SHELBY

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that **Eddie Weldon, Jr., a married man** 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 20th day of September, 2001.



Notary Public
My Commission Expires: 02-25-05

Inst # 2001-41475
09/25/2001-41475
01:42 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 64.00

EXHIBIT "A"
LEGAL DESCRIPTION

From the NE corner of Section 11, Township 24 North, Range 15 East, run South along the East boundary of said Section 11, a distance of 1591.70 feet to the point of beginning of herein described parcel of land; thence turn 76 degrees 17 minutes 20 seconds right and run 181.36 feet; thence turn 76 degrees 27 minutes 20 seconds left and run 125.0 feet; thence turn 117 degrees 28 minutes 40 seconds left and run 198.44 feet; thence turn 62 degrees 21 minutes 20 seconds left and run 75.92 feet to the point of beginning of herein described parcel of land. ALSO, an easement 12.5 foot in width lying West of and running parallel to the East boundary of afore described parcel of land. According to survey of Sam W. Hickey, Registered Land Surveyor.

Inst # 2001-41475

09/25/2001-41475
01:42 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 64.00