

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244
STATE OF ALABAMA)

GRANTEE'S ADDRESS:
Shawn E. Talmadge
131 County Road 335
Chelsea, Alabama 35043

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Thirty-Three Thousand Nine Hundred and 00/100 (\$133,900.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Neal Thurman Elliott, a single individual** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Shawn E. Talmadge**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See legal description attached as Exhibit "A"

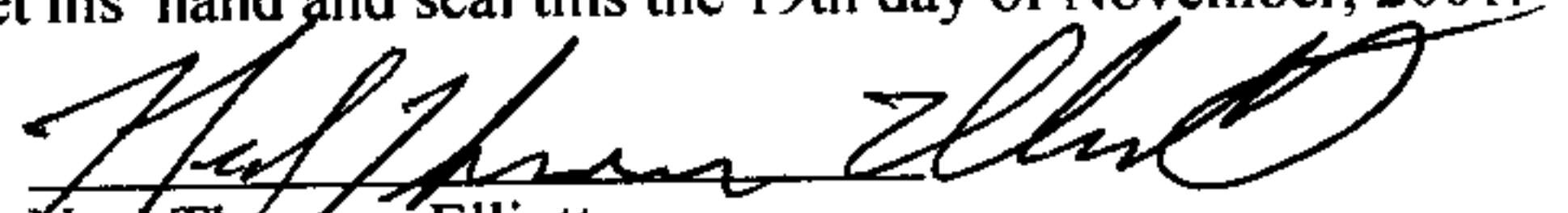
Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

\$127,205.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 19th day of November, 2001.


Neal Thurman Elliott

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Neal Thurman Elliott, a single individual whose name 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 Instrument signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 19th day of November, 2001.


NOTARY PUBLIC

My Commission Expires: 3/5/03

COURTNEY H. MASON, JR.
COMMISSION EXPIRES MARCH 5, 2003

Inst # 2001-50964

11/26/2001-50964
03:53 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 21.00

Inst # 2001-50964

Exhibit "A"

Legal Description

Legal description:

A lot in the SE 1/4 of the SE 1/4 of Section 4, Township 20 South, Range 1 West, described as follows:

Commence at the NE corner of the SE 1/4 of the SE 1/4 of Section 4, Township 20 South, Range 1 West; thence run West along the North line of said 1/4-1/4 Section a distance of 210.00 feet to the point of beginning; thence continue West along the North line of said 1/4-1/4 Section a distance of 306.00 feet to the East R.O.W. line of a paved County Hwy.; thence turn an angle of 116 deg. 10 min. to the left and run along the East line of said Hwy. a distance of 234.05 feet; thence turn an angle of 63 deg. 50 min. to the left and run a distance of 202.66 feet; thence turn an angle of 89 deg. 58 min. to the left and run a distance of 210.00 feet to the point of beginning. Situated in SE 1/4 of the SE 1/4 of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama.

NCE

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