

This instrument was prepared by

CONWILL & JUSTICE

P. O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100-----Dollars and assumption of mortgages from Larry H. Burchfield to Hewitt L. Conwill dated July, 1996, recorded in Inst. #1996-24944 & dated February, 1999, recorded in Inst. #1999-06724 in Probate Office of Shelby County, Alabama to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Larry H. Burchfield
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

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

A lot and two story brick building in Town of Columbiana in the SE¼ of the NE¼ of Section 26, Township 21 South, Range 1 West, more particularly described as follows: Commencing at a point on the West side of Main Street on the Western boundary of said Main Street 10 inches North of the Northeast corner of where J. L. Peter's building once stood; thence running North along the Western boundary of said Main Street 24 feet 4 inches to the center of the North wall of the building herein conveyed; thence West 90 feet along the South boundary line of Columbiana Savings Bank lot (now belonging to Hewitt L. Conwill); thence South 24 feet 4 inches; thence East 90 feet to the point of beginning.

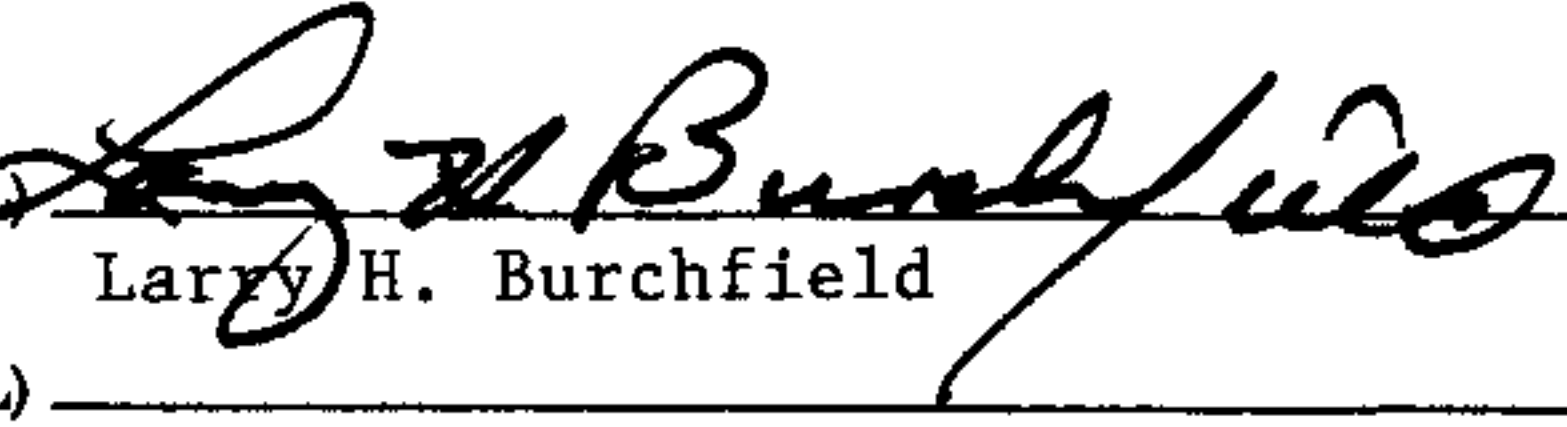
The above described property does not constitute any part of Grantor's homestead.

Inst # 2002-05710
02/01/2002-05710
03:53 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CH 11.50

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 said grantee, his, her or 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 stated 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 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 2nd day of January, 2002.


(SEAL)  (SEAL)
Larry H. Burchfield
(SEAL) _____ (SEAL)
(SEAL) _____ (SEAL)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County,
in said State, hereby certify that Larry H. Burchfield

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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of January, A.D. 2002.

Notary Public