

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER R. SMITHERMAN, ATTORNEY AT LAW
P.O. BOX 261
968 MAIN STREET - SUITE E
MONTEVALLO, AL 35115
(205) 665-4357

Send Tax Notice:
FIN Properties, L.L.C.
P.O. Box 336
Montevallo, AL 35115

STATE OF ALABAMA)
SHELBY COUNTY) SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this deed made this the 21st day of March, 2002 by and between **Jack Whatley, a married man**, (hereafter referred to as Grantor), and **FIN Properties, L.L.C., an Alabama Limited Liability Company** (hereinafter referred to as Grantees);

WITNESS THAT:

The Grantor deed hereby for and in consideration of the sum of **Eighty-Four Thousand Five Hundred and 00/100 (\$84,500.00)** in hand paid by the Grantees, the receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell and convey unto the Grantees, in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

PARCEL 1:

Commence at the Southwest corner of the Southwest quarter of the Northeast quarter of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama and run thence easterly along the south line of said quarter-quarter a distance of 312.57 feet to the east line of Melton Street in the Town of Montevallo; thence run North 01 degree 24 minutes 44 seconds West a distance of 261.11 feet to a rebar corner; thence run North 01 degrees 01 minutes 29 seconds West along said East line of said Melton Street a distance of 390.80 feet to a found property corner and the point of beginning being described; thence run North 01 degrees 35 minutes 03 seconds East along East line of Melton Street a distance of 183.69 feet to a concrete monument corner on the South margin of Alabama Highway No. 25; thence run North 72 degrees 00 minutes 48 seconds East a distance of 51.15 feet to a found concrete monument corner; thence run South 84 degrees 02 minutes 51 seconds East along the South margin of Alabama Highway No. 25 a distance of 90.00 feet to a set rebar corner; thence run South 00 degrees 52 minutes 21 seconds East a distance of 205.39 feet to a found axle corner; thence run North 84 degrees 02 minutes 10 seconds West a distance of 147.17 feet to the point of beginning.

According to the survey by S. M. Allen, dated July 6, 2000.

Subject to all easements, restrictions and right of ways of record.

Subject to all rights of redemption from foreclosure recorded in Instrument #2001-12372, due to expire March 15, 2003.

Note: This property does not constitute homestead for the Grantor nor the Grantees.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

And the Grantor does hereby covenant with Grantees, except as above noted that at the time of delivery of this deed, the premises were free from all encumbrance made by it and that it shall warrant and defend the same against the lawful claims and demands of all persons claiming, by, through and under it as Grantor herein but not otherwise.

03/22/2002 -13495
08:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MSB 15.00

Inst # 2002-13495

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 21st day of March, 2002.

GRANTOR

Jack Whatley (L.S.)
Jack Whatley

STATE OF ALABAMA)

SHELBY COUNTY)

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Jack Whatley, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 21st day of March, 2002.

Chris Smitherman
NOTARY PUBLIC
My Commission Expires: 5/13/04

Inst # 2002-13495

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