

This instrument was prepared by:

Stephen D. Keith
230 Bearden Road
Pelham, Alabama 35124

Please Send Tax Notice to:

Linda F. Court

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **NINETY THREE THOUSAND AND 00/100 DOLLARS (\$93,000.00)** and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I/we, **Joseph D. Dabney and wife, Lindsay P. Dabney**, (hereinafter referred to as Grantor whether one or more), do grant, bargain, sell and convey unto **Linda F. Court** (hereinafter referred to as Grantee), her heirs and assigns, together with every contingent remainder and right of reversion, the following described real estate situated in ~~Jefferson~~ **Shelby** County, Alabama, to wit:

See Exhibit "A", attached hereto and incorporated herein by reference.

\$64,000.00 of the purchase price paid with a mortgage loan executed contemporaneously herewith.

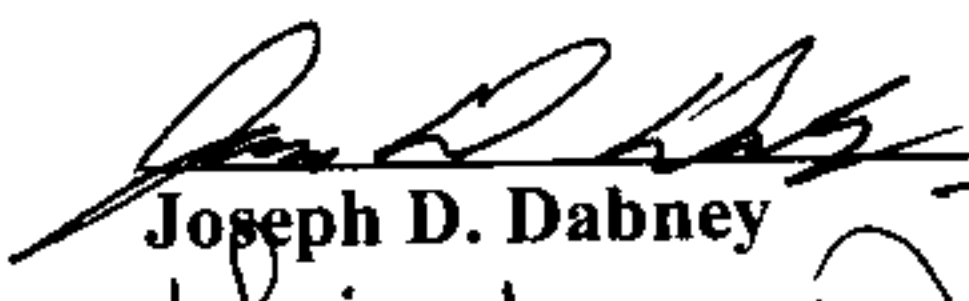
Subject to:

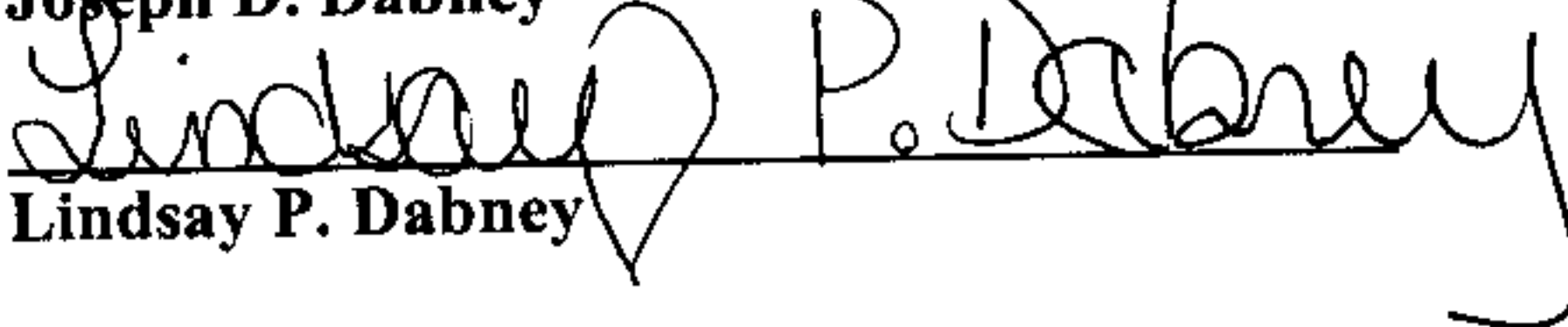
1. Taxes for the year 2002 and all subsequent years.
2. Any and all easements, restrictions, covenants, mineral reservations, conveyance of minerals, and rights of way applicable to subject property.

TO HAVE AND TO HOLD to said Grantee, her heirs and assigns forever, together with every contingent remainder and right of reversion.

And I do for myself, and for my heirs, executors and administrators covenant with said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 4 Day of April, 2002.

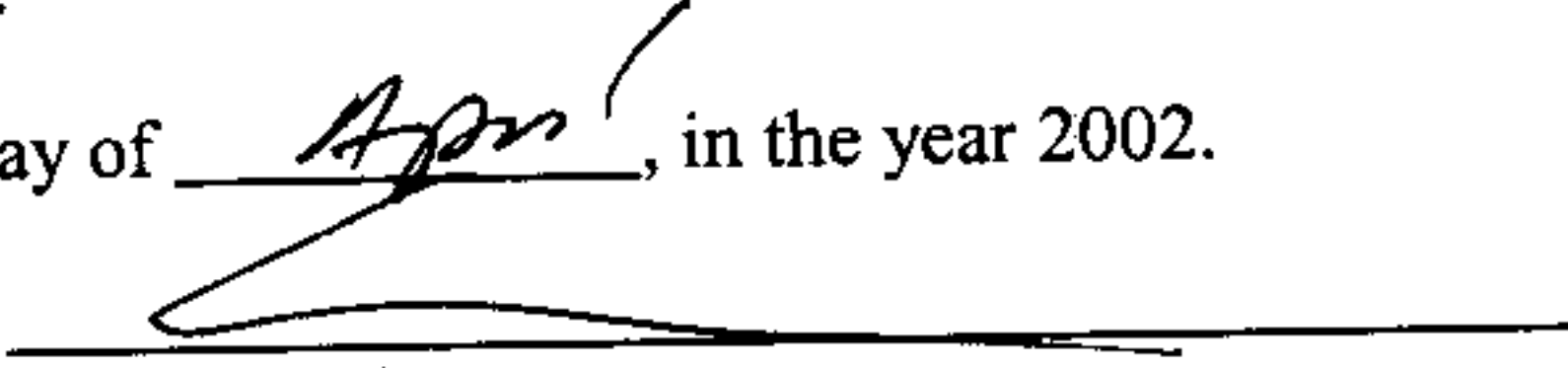

Joseph D. Dabney


Lindsay P. Dabney

State of Alabama)
)
Shelby County)

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that **Joseph D. Dabney and Lindsay P. Dabney**, whose name(s) are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that being informed of the contents they executed the same voluntarily for and as their act on the day same bears date.

Given under my hand and seal this 4 day of April, in the year 2002.


Notary Public

My Commission Expires:

3/21/2004

Inst # 2002-16513

04/09/2002-16513
02:12 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MSB 43.00

EXHIBIT "A"

Commence at the Northeast corner of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 16, Township 21 South, Range 2 West, Shelby County, Alabama and run thence South $01^{\circ}46'36''$ East along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ a distance of 101.63 feet to a point; thence run South $01^{\circ}48'37''$ East a distance of 283.61 feet to a found $\frac{1}{2}$ inch crimped pipe corner and the point of beginning of the property, Parcel I, being described; thence run South $01^{\circ}39'00''$ East a distance of 534.54 feet to a found crimped pipe corner on the Northerly margin of Shelby County Highway No. 26; thence run North $77^{\circ}41'54''$ West along said Northerly margin of said Highway 26 a distance of 265.38 feet to a corner; thence run North $82^{\circ}48'05''$ West along same said margin of same said highway a distance of 319.90 feet to a set $\frac{1}{2}$ inch steel rebar corner; thence run North $11^{\circ}11'21''$ East a distance of 179.82 feet to a set $\frac{1}{2}$ inch steel rebar corner; thence run North $01^{\circ}38'58''$ West a distance of 268.84 feet to a found $\frac{1}{2}$ inch crimped pipe corner; thence run South $89^{\circ}12'08''$ East a distance of 534.16 feet to the point of beginning.

Situated in Shelby County, Alabama.

Parcel ID Number: 22-5-16-0-000-008.

Herein described property includes a manufactured home, permanently affixed to the realty and thereby forming a part thereof.



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