

WARRANTY DEED

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

Send tax notice to:
Teri Giles
37 E Houston Drive
Pelham, Alabama 35124

STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Eighty five thousand nine hundred and no/100 (\$85,900.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Edward M. McDonough a/k/a Mickey McDonough and Glenda S. McDonough, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Teri Giles** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Mineral and mining rights excepted.

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

\$81,605.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

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 1st day of April, 2002.

Witness

Witness

Edward M. McDonough (Seal)
Edward M. McDonough a/k/a Mickey
McDonough by his/her agent and attorney-
in-fact, Lillian D. Dyer
Glenda S. McDonough (Seal)
Glenda S. McDonough by his/her agent and attorney-
in-fact, Lillian D. Dyer

Inst # 2002-16850

04/11/2002-16850
08:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MSB 21.50

ACKNOWLEDGMENT FOR POWER OF ATTORNEY

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said State, hereby certify that Lillian Draper, whose name as Attorney in Fact for Glenda S. McDonough and Edward M. McDonough, is signed to the foregoing conveyance and who is known to me, acknowledged before me this day that, being informed of the conveyance, he/she, in his/her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of April, 2002.



Notary Public

My commission expires:02-25-05

EXHIBIT "A"

Parcel I

The Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 17, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the most Southerly corner of Lot 37 of Deer Springs Estates, Third Addition as recorded in Map Book 6, Page 5, in the Office of the Judge of Probate of Shelby County, Alabama; thence in a Southwesterly direction along the Northwestern right-of-way line of Houston Drive (extended) a distance of 364.35 feet; thence 90 degrees 08 minutes 05 seconds left, in a Southeasterly direction a distance of 62.03 feet to the point of beginning, said point being on the center line of a 30 foot wide easement for roadway; thence 110 degrees 42 minutes 25 seconds right in a Southwesterly direction along the center line of said easement, a distance of 61.24 feet; thence 15 degrees 24 minutes 09 seconds left in a Southwesterly direction along said center line a distance of 176.50 feet; thence 93 degrees 17 minutes 30 seconds left in a Southeasterly direction a distance of 181.71 feet; thence 53 degrees 47 minutes 51 seconds left in an Easterly direction a distance of 75.99 feet; thence 46 degrees 01 minutes left, in a Northwesterly direction a distance of 315.14 feet; thence 85 degrees 17 minutes 06 seconds left in a Northwesterly direction a distance of 61.04 feet; thence 116 degrees 33 minutes 50 seconds right in a Northeasterly direction a distance of 90.76 feet; thence 112 degrees 55 minutes 18 seconds left in a Northwesterly direction a distance of 124.60 feet to a point of the Southeasterly right-of-way line of Houston Drive (extended); thence 90 degrees 25 minutes 15 seconds left in a Southwesterly direction along said right-of-way line (extended), a distance of 69.95 feet; thence 78 degrees 33 minutes 21 seconds left in a Southeasterly direction a distance of 30.31 feet to a point on the center line of a 30 foot wide easement for a roadway; thence 85 degrees 12 minutes 27 seconds right in a Southwesterly direction along said center line a distance of 94.19 feet; thence 13 degrees 55 minutes 46 seconds right in a Southwesterly direction along said center line a distance of 47.21 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel II

The S.W. $\frac{1}{4}$ of the S.E. $\frac{1}{4}$ of Section 17, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the most Southerly corner of Lot 37 of Deer Springs Estates Third Addition as recorded in Map Book 6, Page 5 in the Office of the Judge of Probate of

Shelby County, Alabama; thence in a Southwesterly direction along the Northwestern right-of-way line of Houston Drive (extended) a distance of 364.35 feet; thence 90 degrees 08 minutes 05 seconds left in a Southeasterly direction a distance of 62.03 feet to a point; said point being on the center line of a 30-foot wide easement for roadway; thence 110 degrees 42 minutes 25 seconds right, in a Southwesterly direction along the center line of said easement, a distance of 61.24 feet; thence 15 degrees 24 minutes 09 seconds left in a Southwesterly direction along said centerline a distance of 176.50 feet to the point of beginning; thence 93 degrees 17 minutes 30 seconds left in a Southeasterly direction a distance of 181.71 feet to a point; said point being on the Northerly line of a 50-foot wide plantation pipe line right-of-way; thence 116 degrees 31 minutes 39 seconds right, in a Southwesterly direction along said right-of-way, a distance of 92.26 feet; thence 72 degrees 14 minutes 12 seconds right in a Northwesterly direction, a distance of 54.32 feet; thence 31 degrees 34 minutes 57 seconds right in a Northerly direction, a distance of 113.95 feet to the point of beginning.

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