

This Instrument Was Prepared By:
John R. Holliman, Esq.
2491 Pelham Parkway
Pelham, Alabama 35124

\$79,900.00

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Mary Ellen Hyche, a single person, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Di Anne S. Taylor, (hereinafter referred, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

See attached Exhibit A for legal description which is hereby incorporated by reference as though fully set out herein.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Grantee's address: 625 Highway 52
Helena, AL 35080

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTOR does for herself, her successors and assigns covenants with the said GRANTEE, her heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and her heirs and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and

assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I has hereunto set my hand and seal on
this the 16 day of May, 2002.

Mary Ellen Hyche
Mary Ellen Hyche

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Mary Ellen Hyche, a single person, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16 day of
May, 2002.

[Signature]
Notary Public

My Commission Expires:

8/29/02

Exhibit "A"

From the NE corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 13, Township 20 South, Range 4 West, run Westerly along the North boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 491.54 feet to the point of beginning of the land herein described; thence turn an angle of $37^{\circ} 17'$ to the left and run Southwesterly 328.8 feet to a point on the Southeast right of way line of Shelby County Road No. 17; thence turn an angle of $76^{\circ} 24'$ to the left and run Southeasterly along the Southeast right of way line of said road 302.82 feet; thence turn an angle of $102^{\circ} 53'$ to the left and run Northeasterly 217.83 feet; thence turn an angle of $59^{\circ} 05'$ to the left and run Northwesterly 347.21 feet to the point of beginning. This land being a part of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 13, Township 20 South, Range 4 West.

From the NE corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 13, Township 20 South, Range 4 West and run Westerly along the North boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 491.54 feet to the point of beginning of the land herein described; thence continuing Westerly along the North boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 368 feet to a point on the SE right of way line of Shelby County Road No. 17; thence turn left and run Southeasterly along the SE right of way line of aid road 237 feet; thence turn left and run Northeasterly 328.8 feet to the point of beginning. This land being part of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 13, Township 20 South, Range 4 West.