


THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by:  
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300 Office Park Drive, Suite 160  
Birmingham, Alabama 35223

Send Tax Notice To:  
Christine A. Gutierrez  
41 Minnow Lane  
Shelby, Alabama 35143

WARRANTY DEED

  
20020618000287600 Pg 1/1 16.00  
Shelby Cnty Judge of Probate, AL  
06/18/2002 13:35:00 FILED/CERTIFIED

STATE OF ALABAMA )  
SHELBY COUNTY ) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

BARBARA JUNE ATKINS, AN UNMARRIED WOMAN

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto

CHRISTINE A. GUTIERREZ, A MARRIED WOMAN

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

Commence at the SW corner of the NE 1/4 of the SW 1/4 of Section 7, Township 21 South, Range 1 East, Shelby County, Alabama; thence South 88 degrees 54 minutes 13 seconds E along the south line of said 1/4-1/4 section a distance of 998.83 feet to the point of beginning; thence continue along the last described course a distance of 47.18 feet to the northwesterly right-of-way of Southern Railway and a point on a curve to the right having a central angle of 09 degrees 17 minutes 38 seconds and a radius of 2515.13 feet, said curve subtended by a chord bearing N 49 degrees 17 minutes 8 seconds E and a chord distance of 407.53 feet; thence along the arc of said curve and along said right-of-way a distance of 407.98 feet; thence N 53 degrees 55 minutes 57 seconds E a distance of 725.10 feet to the intersection of said right-of-way and the centerline of Coker Branch; thence along the centerline of said Coker Branch and leaving said right-of-way a distance of 736 feet, more or less (having a chord bearing and distance of N 86 degrees 21 minutes 57 seconds W 610.57 feet); thence S 20 degrees 23 minutes 12 seconds W and leaving said centerline a distance of 619.33 feet; thence S 32 degrees 49 minutes 58 seconds W a distance of 106.47 feet; thence S 44 degrees 26 minutes 51 seconds W a distance of 84.78 feet to the point of beginning. Said parcel of land contains 3.9 acres, more or less. Subject to taxes, restrictions, rights-of-way, exceptions, conditions and easements of record.

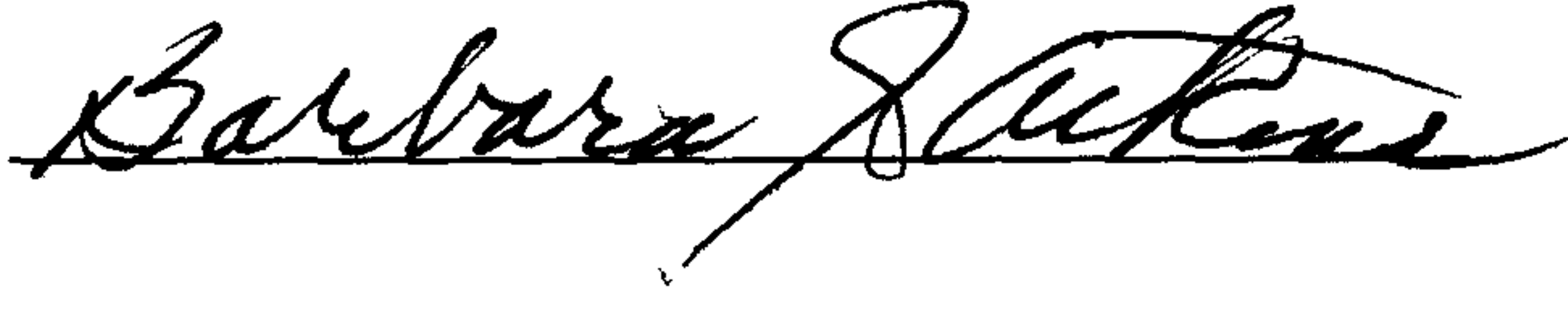
According to survey of March 20, 2001 prepared by Rodney Y. Shiflett, Al. Reg. No. # 21784.

Grantor is lawfully seized in fee simple of said premises by virtue of that certain Last Will and Testament of Lela Mae Atkins devising said premises to Jack Eugene Atkins, recorded in the Office of the Judge of Probate, Shelby County, Alabama, at Book 24, Page 480 and Book 49, Page 546, and that certain Last Will and Testament of Jack Eugene Atkins devising said premises to Barbara June Atkins, recorded in the Office of the Judge of Probate, Shelby County, Alabama, at Book 24, Page 683 and Book 50, Page 873.

TO HAVE AND TO HOLD to the said grantee, his, her or their successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his, her or their successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 14th day of June, 2002.

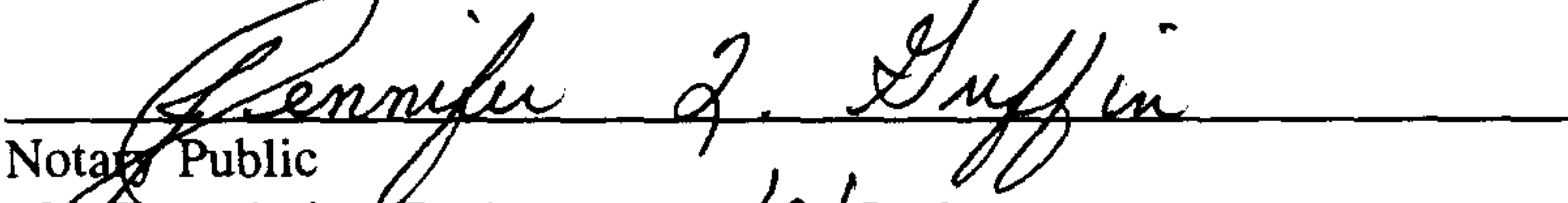


STATE OF ALABAMA )  
JEFFERSON COUNTY )

GENERAL ACKNOWLEDGEMENT:

I, Jennifer Q. Griffin, a Notary Public in and for said County, in said State, hereby certify that Barbara June Atkins, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 14 day of June, 2002.

  
Notary Public  
My Commission Expires: 10/8/2002