

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223
STATE OF ALABAMA)

Send Tax Notice To:
Amy T. Craft
260 Sun Valley Circle
Sterrett, AL 35147

)
:
) **GENERAL WARRANTY DEED**
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Eighty-One Thousand and 00/100 (\$81,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Scott D. Willis and wife, Holley Cheree Willis** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Amy T. Craft**, (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Land situated in Section 19, Township 18 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the NW corner of the SE 1/4 of the SW 1/4 of Section 19, Township 18 South, Range 2 East, Shelby County, Alabama, and run in an Easterly direction along the North line of said 1/4-1/4 Section a distance of 866.03 feet to the point of beginning of the herein described parcel and a point in the centerline of the South Central Bell Telephone Company right of way thence deflect 123 deg. 22 min. to the left and run in a Northwesterly direction a distance of 209.86 feet to a point; thence turn an interior angle of 117 deg. 04 min. 00 sec. and run to the right and in a Northeasterly direction a distance of 18.03 feet to a point; thence turn an interior angle of 110 deg. 40 min. and run to the right and in a Southeasterly direction a distance of 69.45 feet to a point; thence turn an interior angle of 171 deg. 28 min. and run to the right and in a Southeasterly direction a distance of 77.84 feet to a point; thence turn an interior angle of 172 deg. 20 min. 30 sec. and run to the right and in a Southeasterly direction a distance of 292.86 feet to a point at the intersection of an old fence and the meander of a branch, thence turn an interior angle of 143 deg. 40 min. 30 sec. and run to the right in a Southeasterly direction and along the old fence right of way a distance of 136.26 feet to a point; thence turn an interior angle of 241 deg. 59 min. and run to the left in an Easterly direction and along the old fence right of way a distance of 129.43 feet to a point; thence turn an interior angle of 89 deg. 03 min. and run to the right in a Southerly direction a distance of 309.41 feet to a point; thence turn an interior angle of 181 deg. 22 min. and run to the left in a Southeasterly direction a distance of 387.05 feet to a point, said point being the center line of said Telephone Company right of way; thence turn an interior angle of 31 deg. 47 min. and run to the right and in a Northwesterly direction a distance of 928.65 feet, more or less, to the point of beginning and along said Telephone Company right of way center line to the point of beginning of the herein described parcel.

Subject To:

Ad valorem taxes for 2002 and subsequent years not yet due and payable until October 1, 2002. Existing covenants and restrictions, easements, building lines and limitations of record.

\$81,000 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 31st day of July, 2002.


Scott D. Willis


Holley Cheree Willis

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Scott D. Willis and Holley Cheree Willis, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 31st day of July, 2002.


NOTARY PUBLIC
My Commission Expires: 4/29/06

CLAYTON T. SWEENEY, ATTORNEY AT LAW