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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

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MICHAEL F. DONAHOO
50 CRYSTAL LAKE DR.
STERRETT, AL 35147

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED THIRTY THOUSAND DOLLARS and 00/100 (\$230,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, EDNA LORENE PARKER, AN UNMARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto MICHAEL F. DONAHOO and VANESSA G. DONAHOO, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

EDNA LORENE PARKER WHO IS THE SURVIVING GRANTEE OF DEED RECORDED IN SHELBY VOLUME 172, PAGE 464, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; SAMUEL THOMAS PARKER HAVING DIED ON OR ABOUT JUNE 16, 1991.

PARCEL I:

A PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 1 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID FORTY ACRES AND RUN NORTHERLY ALONG THE EAST BOUNDARY OF SAID FORTY ACRES 660 FEET; THENCE RUN WEST TO POINT ON THE WEST MARGIN OF THE CAHABA BEACH ROAD, FOR THE POINT OF BEGINNING OF LOT HEREIN DESCRIBED, FROM SAID POINT OF BEGINNING, CONTINUE WEST 264 FEET TO A POINT; THENCE IN A NORTHERLY DIRECTION 165 FEET; THENCE EAST 264 FEET, MORE OR LESS, TO WEST BOUNDARY OF SAID CAHABA BEACH ROAD; THENCE IN A SOUTHERLY DIRECTION ALONG THE WEST BOUNDARY OF SAID CAHABA BEACH ROAD 165 FEET TO POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

PARCEL III:

THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 1 EAST.

ALSO, A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 29 AND RUN IN AN EASTERLY DIRECTION ALONG THE SOUTH LINE SAID SECTION 29 FOR A DISTANCE OF 985.34 FEET TO AN IRON PIN SET AT THE POINT OF BEGINNING; THENCE TURN AN ANGLE TO THE LEFT OF 89 DEGREES 18' 17" AND RUN IN A NORTHERLY DIRECTION FOR A DISTANCE OF 746.13 FEET TO AN IRON PIN SET ON THE SOUTHEAST RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 43, SAID IRON PIN SET ALSO BEING ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01 DEGREES 05' 21" AND A RADIUS OF 2,815.04 FEET; THENCE TURN AN ANGLE TO THE RIGHT TO THE CHORD OF SAID CURVE OF 61 DEGREES 24' 18" AND RUN IN A NORTHEASTERLY DIRECTION ALONG SAID SOUTHEAST RIGHT OF WAY LINE FOR A DISTANCE OF 53.51 FEET TO A CONCRETE MONUMENT FOUND ON THE SOUTHEAST RIGHT OF WAY LINE; THENCE TURN AN ANGLE TO THE LEFT OF 88 DEGREES 49' 37" AND RUN IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 9.85 FEET TO A CONCRETE MONUMENT FOUND ON SAID SOUTHEAST RIGHT OF WAY LINE; THENCE TURN AN ANGLE TO THE RIGHT OF 89 DEGREES 26' 10" AND RUN IN A NORTHEASTERLY DIRECTION ALONG SAID SOUTHEAST RIGHT OF WAY LINE FOR A DISTANCE OF 342.21 FEET TO A NAIL FOUND IN A 1 INCH OPEN TOP PIPE ON SAID SOUTHEAST RIGHT OF WAY LINE; THENCE TURN AN ANGLE TO THE RIGHT OF 117 DEGREES 19' 16" AND RUN IN A SOUTHERLY DIRECTION FOR A DISTANCE OF 934.55 FEET TO AN IRON PIN SET AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29; THENCE TURN AN ANGLE TO THE RIGHT OF 89 DEGREES 55' 56" AND RUN IN A WESTERLY DIRECTION FOR A DISTANCE OF 355.48 FEET TO THE POINT OF BEGINNING.

ALL BEING SITUATED IN SHELBY COUNTY, ALABAMA.

\$220,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their heirs 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, EDNA LORENE PARKER, AN UNMARRIED PERSON have hereunto set his, her or their signature(s) and seal(s), this the 10th day of February, 2003.


EDNA LORENE PARKER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that EDNA LORENE PARKER, AN UNMARRIED PERSON whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 10th day of February, 2003.


Notary Public

My commission expires: 9.29.06