


THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
TELEPHONE: 205-987-2211

PLEASE SEND TAX NOTICE TO:
HOWARD PRESTON CUNNINGHAM
2109 BARK AVENUE
LEEDS, ALABAMA 35094

PREPARED WITHOUT BENEFIT OF TITLE OPINION OR SURVEY.

CORPORATION FORM STATUTORY WARRANTY DEED

STATE OF ALABAMA
COUNTIES OF ST. CLAIR AND SHELBY


20030313000152420 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
03/13/2003 11:07:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **FORTY-FIVE THOUSAND AND 00/100 DOLLARS (\$45,000.00)** to the undersigned, **AMERICAN GENERAL FINANCE, INC.**, a corporation [herein referred to as GRANTOR], in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **HOWARD PRESTON CUNNINGHAM** [herein referred to as GRANTEE] the following described real estate situated in LEEDS, ST. CLAIR AND SHELBY COUNTIES, ALABAMA, to-wit:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 17 SOUTH, RANGE 1 EAST, THENCE EAST ALONG THE NORTH LINE OF SAID QUARTER QUARTER SECTION 670.80 FEET TO THE CENTER LINE OF OLD EPPERSON ROAD, FOR THE POINT OF BEGINNING OF TRACT HEREIN DESCRIBED, THENCE 154 DEGREES 07 MINUTES TO THE RIGHT IN A SOUTHWESTERLY DIRECTION AND ALONG THE CENTER LINE OF SAID ROAD 343.47 FEET, THENCE 115 DEGREES 53 MINUTES TO THE RIGHT DUE NORTH 150.0 FEET TO THE NORTH LINE OF SAID QUARTER-QUARTER SECTION, THENCE 90 DEGREES 00 MINUTES TO THE RIGHT 309.02 FEET TO THE POINT OF BEGINNING.

ALSO: COMMENCE AT THE SOUTHWEST CORNER OF SOUTHWEST QUARTER OF SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 17 SOUTH, RANGE 1 EAST, THENCE EAST ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION 361.78 FEET TO THE POINT OF BEGINNING OF TRACT HEREIN DESCRIBED; THENCE CONTINUE ALONG THE LAST NAMED COURSE 288.74 FEET, THENCE 175 DEGREES 28 MINUTES TO THE LEFT IN A NORTHWESTERLY DIRECTION 176.59 FEET, THENCE 11 DEGREES 35 MINUTES 35 SECONDS TO THE LEFT IN A SOUTHWESTERLY DIRECTION 113.56 FEET TO THE POINT OF BEGINNING, SAID PARCEL BEING LOCATED IN SHELBY COUNTY, ALABAMA AND ST. CLAIR COUNTY, ALABAMA, PELL CITY DIVISION.

SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.

TAX MAP OR PARCEL ID NO.: 01-6-23-0-001-017.

TO HAVE AND TO HOLD the above-described property unto the said GRANTEE, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining and unto its heirs and assigns forever; subject, however, to the statutory rights of redemption from the subject property's foreclosure sale of the mortgage executed by Alton L. Payne to American General Finance, Inc., on July 31, 2001, said foreclosure sale conducted on August 26, 2002, on the part of those entitled to redeem as provided by the laws in the State of Alabama.

2003 2113
Recorded in the Above
DEED Book & Page
03-07-2003 05:05:11 PM
Wallace Wyatt Jr - Probate Judge
St. Clair County, Alabama

IN WITNESS WHEREOF, the said GRANTOR, by its VICE PRESIDENT, STEVE RITTER, who is authorized to execute this conveyance, has hereto set its signature and seal this 30 day of September, 2002.

AMERICAN GENERAL FINANCE, INC.

Steve Ritter

STEVE RITTER, ITS VICE PRESIDENT

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a notary public in and for said county, in said state, hereby certify that **STEVE RITTER**, whose name as **VICE PRESIDENT of AMERICAN GENERAL FINANCE, INC.**, a corporation, 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 he, as such officer and with full authority, executed for and as the act of said corporation.

Given under my hand and official seal this 30 day of September, 2002.

Cheryl T. ...

NOTARY PUBLIC

My Commission Expires _____

Notary Public, Cherokee County, Georgia
My Commission Expires September 19, 2004

20030313000152420 Pg 2/2 15.00
Shelby Cnty Judge of Probate, AL
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2003 2114
Recorded in the Above
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03-07-2003 05:05:11 PM
Wallace Wyatt Jr - Probate Judge
St. Clair County, Alabama

Book/Pg: 2003/2113
Term/Cashier: S RECORD1 / LeeD
Tran: 2037.41532.61049
Recorded: 03-07-2003 17:05:44
CER Certification Fee 1.00
DFE Deed Tax 45.00
PJF Special Index Fee 5.50
REC Recording Fee 6.00
Total Fees: \$ 57.50