


This instrument was prepared by:  
**Mike T. Atchison**  
**P O Box 822**  
**Columbiana, AL 35051**

Send Tax Notice to:  
Brenda Granger  
111 Rainbow Lane  
Shelby, AL 35143

**WARRANTY DEED**

  
20030508000284980 Pg 1/2 354.00  
Shelby Cnty Judge of Probate, AL  
05/08/2003 08:08:00 FILED/CERTIFIED

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **THREE HUNDRED FORTY THOUSAND and no/00 (\$340,000.00)**, to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Sharon Shugrue, a married woman** bargain, sell and convey unto, **Brenda Granger**, the following described real estate, located at 111 Rainbow Lane, situated in: Shelby County, Alabama, to-wit:

See Exhibit "A" for Legal Description.

Subject to restrictions, easements and rights of way of record.

Subject to taxes for 2003 and subsequent years, easements, restrictions, rights of way and permits of record.

This property constitutes no part of the household of the grantor, or of his spouse.

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

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

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 2<sup>nd</sup> day of May, 2003.


  
Sharon Shugrue

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sharon Shugrue, 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 2<sup>nd</sup> day of May, 2003.

  
Notary Public

My Commission Expires: 10-16-04

Exhibit "A"  
Legal Description

A parcel of land located in the SW 1/4 of the SE 1/4 of Section 13, Township 22 South, Range 1 East, described as:

Lots 12 and 13 of Mockingbird Hill, an unrecorded subdivision, and being more particularly described as follows:

Commence at the NW corner of above said 1/4-1/4 Section, said point being the point of beginning; thence South 02 degrees 02 minutes 16 seconds West a distance of 209.32 feet; thence North 80 degrees 38 minutes 13 seconds East a distance of 136.73 feet; thence North 32 degrees 06 minutes 20 seconds East a distance of 103.41 feet; thence North 05 degrees 11 minutes 39 seconds West a distance of 89.79 feet; thence North 88 degrees 44 minutes 22 seconds West a distance of 174.58 feet to the point of beginning.

Also, all that part of the NW 1/4 of the SE 1/4 of Section 13, Township 22 South, Range 1 East, South of a slough on the South side and above the 397 foot mean sea level.