

Beverly M. Wood and Paul L. Wood

Loan No. 1026939

MAP#03-0284

WARRANTY DEED

State of Alabama

County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to the undersigned grantor, Castle Mortgage Corporation, a corporation, in hand paid by Federal Home Loan Mortgage, the receipt of which is hereby acknowledged, the said Castle Mortgage Corporation does by these presents grant, bargain, sell and convey unto the said Federal Home Loan Mortgage the following described real estate, situated in Shelby County, Alabama:

A Parcel of land in the Northeast Quarter of the Southeast Quarter of Section 11, Township 18 South, Range 1 East, being part of the same land described in a deed to Patricia Ann and David Thompson, recorded in Real Book 207, at Page 297, of the Real Property Records of Shelby County, Alabama, said parcel of land being more particularly described as follows:

Commencing at a 1 ½" pipe found for the Southeast corner of the Northeast Quarter of the Southeast Quarter of said Section 11; thence North 00 degrees 20 minutes 00 seconds East, along the East line of said Section, a distance of 999.66 feet to a 1 ½" rebar set with a cap stamped "S. Wheeler RPLS 16165", thence North 89 degrees, 16 minutes, 16 seconds West, a distance of 210.00 feet to a ½" rebar, set with a cap stamped set with a cap "S. Wheeler RPLS 16165", thence South 00 degrees, 20 minutes, 00 seconds West a distance of 10.00 feet, to a ½" rebar, set with a cap stamped "S. Wheeler RPLS 16165"; thence North 87 degrees, 04 minutes, 00 seconds West, a distance of 360.54 feet to a ½" rebar, set with a cap stamped "S. Wheeler RPLS 16165" on the Southeast right of way line of County Highway No. 43; thence South 50 degrees, 16 minutes, 13 seconds West, along said right of way line, a distance of 44.27 feet, to a ½" rebar, set with a cap stamped "S. Wheeler RPLS 16165", for the point of beginning; thence South 87 degrees 04 minutes, 00 seconds East, a distance of 172.64 feet to a ½" rebar, set with a cap stamped "S. Wheeler RPLS 16165"; thence South 28 degrees, 33 minutes, 17 seconds East, along an Oak Board fence, a distance of 224.95 feet, to a ½" rebar, set with a cap stamped "S. Wheeler RPLS 16165"; thence South 25 degrees, 45 minutes, 00 seconds West, along an Oak Board fence a distance of 100.02 feet, to a ½" rebar, set with a cap stamped "S. Wheeler RPLS 16165"; thence North 76 degrees 51, minutes, 13 seconds West, along an Oak Board fence, a distance of 6.59 feet to a ½" rebar, set with a cap stamped "S. Wheeler RPLS 16165"; thence South 24 degrees 40 minutes, 59 seconds West, along Oak Board Fence, a distance of 60.83 feet to a ½" rebar, set with a cap stamped "S. Wheeler RPLS 16165"; thence North 80 degrees, 19 minutes, 22 seconds West, along an Oak Board fence, a distance of 136.85 feet to a ½" rebar, set with a cap stamped "S. Wheeler RPLS 16165"; thence South 70 degrees, 05 minutes, 09 seconds West, along an Oak Board Fence, a distance of 81.64 feet, to a ½" rebar, set with a cap stamped "S. Wheeler RPLS 16165"; thence North 65 degrees 31 minutes, 41 seconds West, a distance of 298.34 feet, to a ½" rebar, set with a cap stamped "S. Wheeler RPLS 16165", on the Southeast right of way line of County Highway No. 43; thence North 50 degrees, 16 minutes, 13 seconds East, along said right of way line, distance of 359.18 feet to the point of beginning. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said Federal Home Loan Mortgage, and its purchasers, subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and subject to current taxes which constitute a lien accruing but not yet due and payable. Subject to easements, restrictions, rights of way, and limitations of record.




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Shelby Cnty Judge of Probate, AL
08/06/2003 08:36:00 FILED/CERTIFIED

And said Castle Mortgage Corporation does for itself, its successors and assigns, covenant with said Federal Home Loan Mortgage and its purchasers, that it is lawfully seized in fee simple of said premises, that said premises are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Federal Home Loan Mortgage, and its purchasers forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Castle Mortgage Corporation, by Tammy H. Harris, its Vice President, who is authorized to execute this conveyance, has hereto set its signature and seal, this 15 day of July, 2003.

Castle Mortgage Corporation


By: 
TAMMY H. HARRIS
TITLE: VICE PRESIDENT

(Corporate Seal)

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that TAMMY H. HARRIS, whose name as VICE PRESIDENT of Castle Mortgage 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, (s)he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 15th day of July, 2003.


Notary Public
Commission expires: 2/6/05

INSTRUMENT PREPARED BY:

MARK A. PICKENS, P.C.
P. O. BOX 59372
BIRMINGHAM, ALABAMA 35259