

Prepared By: Kenneth W. Battles, Sr.
Attorney at Law
9729 Parkway East, Suite 200A
Birmingham, Alabama 35215

Send Tax Notice To:
Patsy A. Tyler
4008 Guilford Road
Birmingham, Alabama 35242

**STATE OF ALABAMA)
COUNTIES OF ST.CLAIR/SHELBY)**

WARRANTY DEED

THIS DEED, made and entered into this the 14th day of August, 2003, by and between **Howard Preston Cunningham, an unmarried man**, herein called "**GRANTOR**", (whether one or more), and **Patsy A. Tyler**, herein called "**GRANTEE**";

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of **SIXTY EIGHT THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$68,900.00)**, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Howard Preston Cunningham**, as Grantor, has this day bargained and sold and by these presents does hereby grant, sell, transfer and convey unto said Grantee, a certain tract or parcel of land situated in **St. Clair/Shelby** Counties, Alabama, and being more particularly described as follows:

SEE ATTACHED EXHIBIT A

\$ 55,120⁰⁰ of the purchase price is being paid from the proceeds of a purchase money mortgage executed simultaneously herewith.

This is not the homestead of the grantor or his spouse, if any.

SUBJECT TO TAXES FOR 2003 AND SUBSEQUENT YEARS.

SUBJECT TO EASEMENTS, EXCEPTIONS, RESERVATIONS, ENCUMBRANCES, LIENS, RIGHT OF WAYS AND RESTRICTIONS OF RECORD OR VISIBLE ON SAID PROPERTY.

TO HAVE AND TO HOLD unto the said Grantee, his, her, or their heirs and assigns forever.

Grantor does for himself and for his Heirs, Executors and Administrators covenant with Grantee, his heirs and assigns, that he is lawfully seized in fee simple and possessed of said property; that he has a good and lawful right to sell and convey the same as herein conveyed; that said property is free, clear and unencumbered, except as herein set forth, and that he will forever warrant and defend that title to said property against the good and lawful claims and demands of all persons whomsoever.

This conveyance is expressly made subject to any and all restrictions, reservations, covenants and conditions contained in former deeds and other instruments of record as may now be binding on said property, and to any easements apparent from an inspection of said property.

IN WITNESS WHEREOF, the said **Howard Preston Cunningham**, as Grantor, has hereto set his signature and seal this the 14th day of August, 2003.


Howard Preston Cunningham - Grantor

**STATE OF ALABAMA)
COUNTY OF BLOUNT)**

I, the undersigned Notary Public, hereby certify that **Howard Preston Cunningham**, as Grantor, 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 foregoing conveyance, he executed the same voluntarily.

Given under my hand and seal this the 14th day of August, 2003.


Notary Public

My Commission Expires:

10-25-05

Exhibit A

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.