

(Name) Thomas Traywick
P. O. Box 416
 (Address) Alabaster, AL. 35007

This instrument was prepared by

(Name) Thomas Traywick

(Address) P. O. Box 416, Alabaster, AL. 35007

Mortgage tax paid on mortgage
 recorded simultaneously herewith

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



20040109000017660 Pg 1/1 12.00
 Shelby Cnty Judge of Probate, AL
 01/09/2004 15:29:00 FILED/CERTIFIED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty Thousand and no/100 Dollars (\$30,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Michael L. Tidwell and wife, Diane Tidwell

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

William T. Edwards and Thomas Traywick

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

A tract of land situated in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama, more particularly described as follows: Commence at the SE corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama, and run West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 385.0 feet to the Southeast corner of property described in Deed 299, Page 13, Shelby County, Alabama; thence right 90 deg. 42 min. and run north along the East line of property described in said Deed for a distance of 875.0 feet; thence left 92 deg. 10 min and run Westerly a distance of 210.0 feet to an iron marker found in place and point of beginning of herein described property; thence right 92 deg. 10 min. and run northerly a measured distance of 187.0 feet to an iron marker found in place, and the southern boundary of Shelby County Highway No. 22; thence right 82 deg. 24 min. and run Easterly along said Southern boundary for a measured distance of 105.6 feet; thence right 97 deg. 36 min. and run Southerly 196.99 feet; thence right 87 deg. 50 min and run Westerly 105.0 feet to point of beginning; being situated in Shelby County, Alabama.

This conveyance is subject to easements and restrictions of record.

The above recited consideration paid from the proceeds of a mortgage loan to Central State Bank, executed simultaneously with the delivery of the deed, in the amount of \$30,000.00.

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, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 22nd day of December, 2003 XX

.....(Seal)

.....(Seal)

.....(Seal)

Michael L. Tidwell

Michael L. Tidwell

Diane Tidwell

Diane Tidwell

.....(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michale L. Tidwell and wife, Diane Tidwell whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of December

A. D. 2003

CENTRAL STATE BANK
 P.O. BOX 180
 CALERA, ALABAMA 35040

Sharon E. Dargatzis
 NOTARY PUBLIC
 COMM EXP 1-25-2005