



THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE EVIDENCE. GRANTOR.

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

Send Tax Notice to:
Faye Nell Erwin
34 Horton Loop
Calera, AL 35040

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ^{Thousand F.E.} **FIVE HUNDRED and NO/00 DOLLARS (\$500.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Mildred Tidwell, a single woman**, do hereby grant, bargain, sell and convey unto **Faye Nell Erwin**, the following described real estate, situated in: Shelby County, Alabama, to-wit:

All of the NE ¼ of SW ¼ of Section 18, Township 22 South, Range 1 West, lying South and West of L & N Railroad right of way, said right of way currently owned by Heart of Dixie Railroad Museum, situated in Shelby County, Alabama.

Also, the SE ¼ of the SW ¼ of Section 18, Township 22 South, Range 1 West, situated in Shelby County, Alabama. LESS AND EXCEPT that parcel heretofore conveyed to Faye Nell Erwin by deed dated May 20, 1985, and recorded at Real Book 27, Page 857, Office of Judge of Probate of Shelby County, Alabama, and that parcel heretofore conveyed to Faye Nell Erwin by deed dated June 5, 1998, and recorded at Real Book 29, Page 918, Office of Judge of Probate of Shelby County, Alabama, and that parcel heretofore conveyed to Faye Nell Erwin by deed dated December 9, 1991, and recorded as Real Book 337, Page 216, Office of Judge of Probate of Shelby County, Alabama.
Situated in Shelby County, Alabama.

GRANTOR HEREIN RESERVES A LIFE ESTATE INTEREST IN AND TO THE ABOVE DESCRIBED PROPERTY DURING THE TERM OF HER NATURAL LIFE.

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

Subject to taxes for 2004 and subsequent years, easements, restrictions, rights of way and permits of record.

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 2nd day of March, 2004.

Mildred Tidwell
Mildred Tidwell

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mildred Tidwell, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of March, 2004.

Janet Pearson
Notary Public

My Commission Expires: 10-16-04