

This Instrument Was Prepared By:  
 Christopher R. Smitherman, Attorney At Law  
 Law Offices of Christopher R. Smitherman, LLC  
 Post Office Box 261  
 Montevallo, Alabama 35115  
 (205) 665-4357

Send Tax Notice:  
 Timolyn Conwell  
 125 Pineview Road  
 Montevallo, AL 35115

STATE OF ALABAMA )  
 ) WARRANTY DEED  
 SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Seventy-Five Thousand Seven Hundred Fifty and 00/100 Dollars (\$75,750.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Riggins Parker and wife, Kimberly K. Parker**, hereinafter called "Grantors," do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Timolyn Conwell, a single person**, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County**, Alabama, to-wit:

See attached Legal Description marked as Exhibit "A".

Subject to all items of record.

Note: This property does not constitute homestead property for the Grantors.

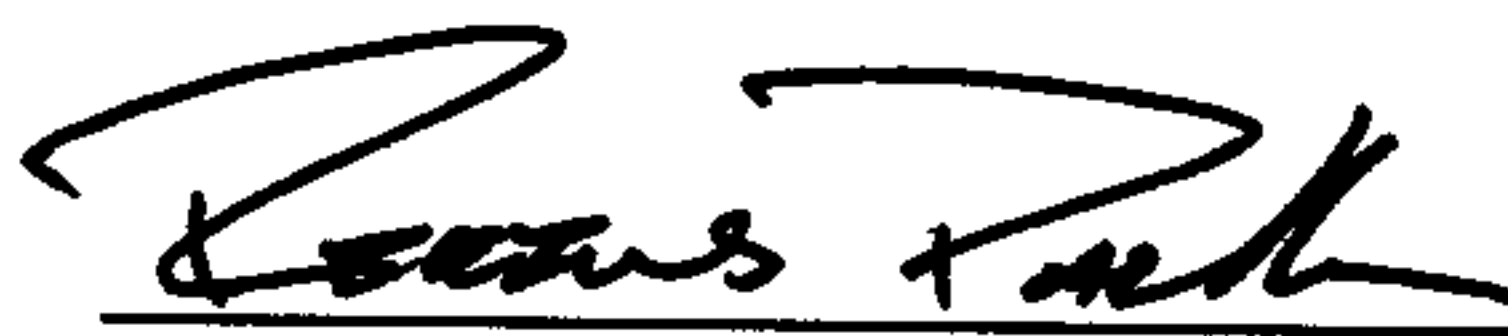

*\$75750 of the purchase price was paid from the proceeds of mortgage loan closed simultaneously herewith.*

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 9<sup>th</sup> day of February, 2004.

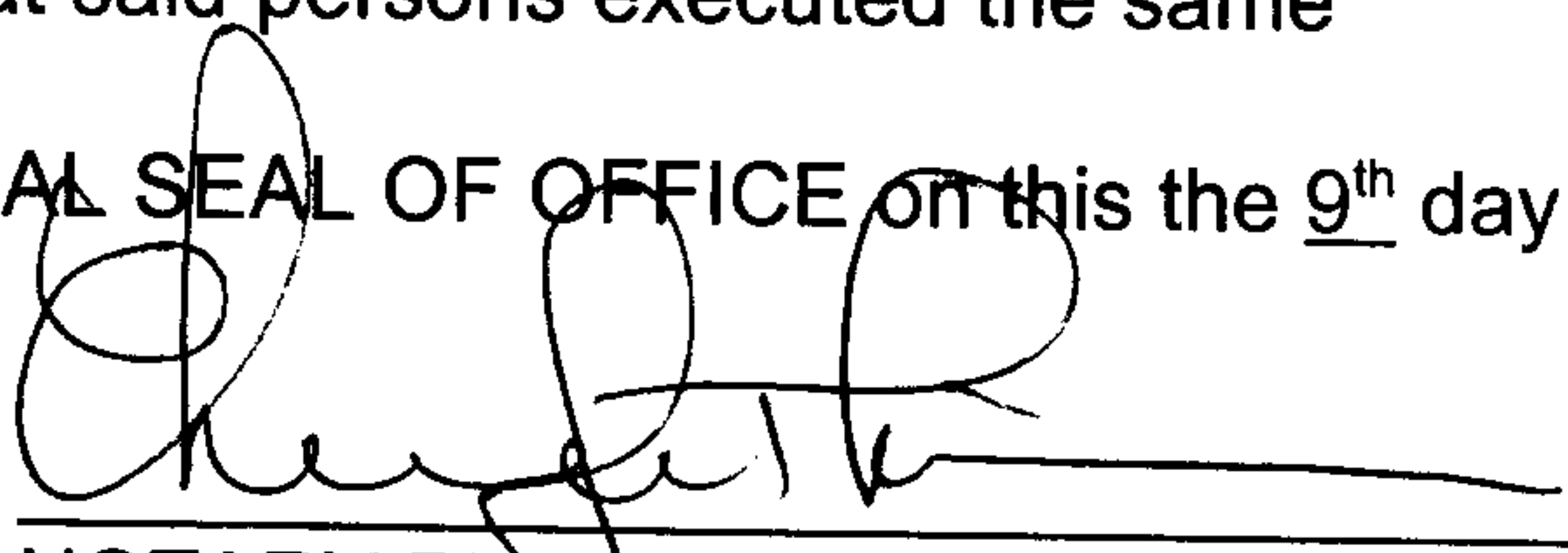
GRANTORS

 (L.S.)  (L.S.)  
 Riggins Parker Kimberly K. Parker

STATE OF ALABAMA )  
 ) ACKNOWLEDGMENT  
 SHELBY COUNTY )

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted names, *Riggins Parker and Kimberly K. Parker*, which are signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 9<sup>th</sup> day of February, 2004.

  
 NOTARY PUBLIC  
 My Commission Expires: 5/13/04

# *First American Title Insurance Company*

## SCHEDULE A – LEGAL DESCRIPTION

Agent's File No.: 147285

Lot 1, Block 1, according to the survey of Arden's Subdivision of the Town of Montevallo, Alabama, as recorded in Map Book 3 page 64 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Less and Except the following:

Part of the NW  $\frac{1}{4}$  of SE  $\frac{1}{4}$ , Section 21, Township 22 South, Range 3 West, identified as Tract No. 6 on Project No. STPBH-9802(98) in Shelby County, Alabama and being more fully described as follows:

Commencing at the Northwest corner of said NW  $\frac{1}{4}$  of SE  $\frac{1}{4}$ , thence Easterly along the North line of said NW  $\frac{1}{4}$  of SE  $\frac{1}{4}$  a distance of 1.577 meters to the existing East right of way line of said State Route 119; thence Southerly along said right of way line a distance of 37.171 meters, more or less, to a point that is 11.3 meters Easterly of and at right angles to the centerline of State Road 119 at Station 12+70 and the point of beginning of the property herein to be conveyed; thence continue Southerly along the existing East right of way line of State Road 119 a distance of 20.719 meters, more or less, to the existing North of right of way line of Pineview Road; thence Easterly along said right of way line a distance of 10.313 meters to a point that is 22 meters Easterly of and at right angles to the centerline of State Road 119 at Station 12+49; thence Northerly, parallel with said centerline, a distance of 20.763 meters, more or less, to a point that is 22 meters Easterly of and at right angles to said centerline at Station 12+70; thence Westerly a distance of 10.702 meters to the point of beginning.