

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

Send Tax Notice to:  
**KAY CUNNINGHAM**  
323 POWERS ROAD  
WILSONVILLE AL 35186

**WARRANTY DEED**



20040401000166430 Pg 1/2 127.00  
Shelby Cnty Judge of Probate, AL  
04/01/2004 09:57:00 FILED/CERTIFIED

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **ONE HUNDRED TWELVE THOUSAND NINE HUNDRED EIGHTY DOLLARS and NO/00 (\$112,980.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **GEORGE E. PRUET AND WIFE, TERESA S. PRUET** grant, bargain, sell and convey unto, **KAY CUNNINGHAM** the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

See Exhibit "A" for legal description.  
Situating in Shelby County, Alabama.

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

This property constitutes no part of the household of the grantor, or of his spouse.

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

NONE of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

**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 26<sup>th</sup> day of March, 2004.

George E. Pruet

Teresa Pruet

**STATE OF ALABAMA**  
**SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that George E. Pruet and Teresa Pruet, 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 conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26<sup>th</sup> day of March, 2004.

  
Notary Public

My Commission Expires: 2-20-07

EXHIBIT "A"  
LEGAL DESCRIPTION

The North Half of the SE 1/4 of the SW 1/4, Section 34, Township 20 South, Range 1 East, Shelby County, Alabama.  
LESS AND EXCEPT that portion conveyed to Mark Phillip Milazzo, as recorded in Instrument #1999-22900, being more particularly described as follows:  
Begin at the NE corner of the SE 1/4 of the SW 1/4 of Section 34, Township 20 South, Range 1 East; thence run West along the North line thereof for 1018.15 feet; thence 90 degrees 29 minutes 17 seconds left run Southerly for 642.15 feet to the South line of the N 1/2 of the SE 1/4 of the SW 1/4 of said Section; thence 89 degrees 33 minutes 13 seconds left run Easterly for 1018.14 feet to the SE corner of the N 1/2 of the SE 1/4 of the SW 1/4 of said Section; thence 90 degrees 26 minutes 47 seconds left run Northerly for 641.41 feet to the point of beginning.  
According to survey of Thomas E. Simmons, RLS #12945, dated June 24, 1997.