

Preparer makes no representation and offers no opinion regarding the state of the title of the grantor and does not guarantee accuracy of the description of the property herein conveyed:

THIS INSTRUMENT WAS PREPARED BY:

Jackie M. McDougal, Attorney at Law
1817 Third Avenue
Bessemer, Alabama 35020

SEND TAX NOTICE TO:

James Lee Kitchens, Jr.
✓ 105 Deer Crest Circle
Birmingham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

JEFFERSON COUNTY)

Five Thousand cm

THAT IN CONSIDERATION OF TEN AND NO/100 DOLLARS (\$10.00) the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I:

CAROL A. McWHORTER, an un-remarried widow

(herein referred to as Grantor, whether one or more, do grant, bargain, sell and convey unto,:

JAMES LEE KITCHENS, JR.

(herein referred to as Grantee, whether one or more), the following described real estate situated in Jefferson County, Alabama, to-wit:

A parcel of land being situated in the South $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 18, Township 20 South, Range 2 West, in Shelby County, Alabama, and being described as follows:

Commencing at the NW corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 18, Township 20 South, Range 2 West; thence South 00 deg. 17 min. 38 sec. East and run along the West line of said $\frac{1}{4}$ Section a distance of 1331.68 feet; thence South 89 deg. 28 min. 02 sec. West and run a distance of 310.58 feet; thence South 36 deg. 59 min. 26 sec. West and run a distance of 212.65 feet; thence South 89 deg. 32 min. 02 sec. East and run a distance of 6.79 feet; thence South 25 deg. 58 min. 29 sec. West and run a distance of 421.98 feet to the point of beginning; thence North 84 deg. 59 min. 30 sec. West and run a distance of 216.63 feet to the Easterly right of way of Shelby County Highway No. 35 (80 foot right of way); thence South 18 deg. 59 min. 31 sec. West and along said Easterly right of way run a distance of 105.62 feet to the Northerly right of way line of a proposed private driveway (50 foot right of way) and the point of a curve to the left, said curve having a radius of 475.00 feet and a central angle of 33 deg. 02 min. 31 sec.; thence run along the arc of said curve a distance of 273.93 feet, said arc being subtended by a chord which bears North 85 deg. 26 min. 12 sec. East and a chord distance of 270.15 feet; thence North 17 deg. 49 min. 30 sec. West and leaving said Northerly right of way run a distance of 62.46 feet to the point of beginning; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said Grantee, his heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall

warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 13th day of August, 2004.

WITNESS:

Carol A. McWhorter (SEAL)
CAROL A. McWHORTER

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Carol A. McWhorter, an un-remarried widow**, whose name is signed to the foregoing conveyance, and who is known to me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of August, 2004.

John M. Dwyer
NOTARY PUBLIC
My Commission Expires: 6-5-05