

20041007000556610 Pg 1/3 18.00  
Shelby Cnty Judge of Probate, AL  
10/07/2004 15:15:00 FILED/CERTIFIED

This Instrument Was Prepared By:  
John or Jim Holliman  
2491 Pelham Pkwy  
Pelham, Al 35124

\$48,000.00

STATE OF ALABAMA  
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Delores L. Gardner, a single woman, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Samuel W. Reynolds, Jr., a single man, (hereinafter referred, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

See Exhibit "A"

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

\$48,000.00 was paid from first mortgage recorded herewith.

Grantee's address: 607 10<sup>th</sup> Avenue SW  
Alabaster, Alabama 35007

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTOR does for herself, her successors and assigns covenants with the said GRANTEE, his heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and her heirs and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I has hereunto set my hand and seal on this the 5th day of OCTOBER, 2004.

Delores L. Gardner  
Delores L. Gardner

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Delores L. Gardner, a single woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of OCTOBER, 2004.

[Signature]  
Notary Public

My Commission Expires:  
08.29.08

Exhibit A

Lot 91, as shown on a map entitles "Property Line Map, Siluria Mills" Prepared by Joseph A. Miller, Reg. Civil Engineer, on October 5, 1965 and being more particularly described as follows: Commence at the intersection of the West right of way line of Fallon Avenue and the Southerly Right of Way line of 2<sup>nd</sup> Avenue; said Right of Way lines as shown on the Map of the Dedication of the Streets and Easements Town of Siluria, Alabama; thence Northwesterly along said Right of Way line of 2<sup>nd</sup> Avenue for 75.00 feet to the point of beginning; thence 90 Degrees 25 Minutes left and run Southwesterly for 95.70 feet; thence 81 Degrees 56 Minutes 44 Seconds and run Westerly for 80.76 feet; thence 98 Degrees 03 Minutes 16 Seconds right and run Northeasterly for 107.60 feet to a point on the Southerly Right of Way line of 2<sup>nd</sup> Avenue; thence 90 Degrees 25 Minutes right and run Southeasterly along said Right of Way line of 2<sup>nd</sup> Avenue for 80.00 feet to the point of beginning.