WARRANTY DEED

20050422000193900 1/1 \$21.00 Shelby Cnty Judge of Probate, AL 04/22/2005 03:17:11PM FILED/CERT

This Instrument Was Prepared By:

Send Tax Notice To:

Frank K. Bynum, Esquire #17 Office Park Circle Birmingham, Alabama 35223

Sunny R. Clowdus 11248 Highway 41 Leeds, AL 35094

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of ONE HUNDRED AND NO/100 DOLLARS (\$ 100.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS to the undersigned grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, BARBARA W. CUSIMANO, an unmarried woman, (herein referred to as Grantor) does grant, bargain, sell and convey unto SUNNY R. CLOWDUS (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Parcel II:

From the Southeast corner of Section 4, Township 18 South, Range 1 East, go West along the Section line 3,960.25 feet; thence, right 99 degrees 33' 21", 864.77 feet for a point of beginning; thence, left 120 degrees 32' 09", 50.33 feet; thence, left 89 degrees 58' 21", 185.70 feet; thence left 96 degrees 36' 44", 50.33 feet; thence left 83 degrees 25' 35", 179.93 feet to the point of beginning. Lying in the Southeast ¼ of the Southwest ¼ of Section 4, Township 18 South, Range 1 East, Shelby County, Alabama. According to that certain Survey made by Walter W. Coleman, Reg. #9677 on the 4th day of May, 1984.

Parcel III:

From the Southeast corner of Section 4, Township 18 South, Range 1 East, go West along the Section line 3,960.25 feet; thence right 99 degrees 33' 21", 864.77 feet to the South right of way of Highway #41 for a point of beginning; thence right 59 degrees 27' 51",80 feet; thence right 90 degrees 188.6 feet; thence right 96 degrees 11' 07" 80.47 feet; thence right 83 degrees 48' 53", 179.93 feet to the point of beginning.

Lying in the Southeast ¼ of the Southwest ¼ of Section 4, Township 18 South, Range 1 East, Shelby County, Alabama. Less and except any part of subject property lying within a road right of way.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantee, her 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, her heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set our hand and seal, this 30th day of March, 2005.

Barbara W. Cusimano

Barbara W. Cusimano

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Barbara W. Cusimano, an unmarried 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 30th day of March, 2005

Notary Public

My Commission Expires: 11-20-08