20050715000354270 1/2 $15.00
Shelby Cnty Judge of Probate,AL
07/15/2005 10:39:51AM FILED/CERT

WARRANTY DEED

This Instrument Was Prepared By:

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

Send Tax Notice To:

William E. McCracken, II
2708 Inverness Cliffs
Birmingham, AL 35242

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of THREE HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS ($320,000.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Sunny R. Clowdus, an unmarried woman,** (herein referred to as Grantor) does grant, bargain, sell and convey unto **William E. McCracken, II** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

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

$ 256,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.
$ 64,000.00 of the purchase price recited above was paid from a second mortgage loan closed simultaneously herewith.

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 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 our hand and seal, this 11th day of July, 2005.

Sunny R. Clowdus

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Sunny R. Clowdus, 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 11th day of July, 2005.

Notary Public

My Commission Expires: 11-20-08

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EXHIBIT "A"

A parcel of land located in the SE ¼ of the NE ¼ of Section 9, Township 18 South, Range 1 East, described as follows:

Commence at the SW corner of the SE ¼ of the NE ¼ of Section 9 and go North 04°32'57" East along the West boundary of said ¼ - ¼ section for 184.86 feet; thence North 62°34'00" East, for 139.87 feet; thence continue North 62°34'00" East for 651.53 feet; thence North 78°10'37" East for 105.62 feet; thence North 12°03'38" East for 16.40 feet to the point of beginning; thence North 56°03'22" East for 263.27 feet; thence South 24°00'00" East for 170.00 feet; thence South 66°00'00" West for 350.00 feet; thence North 12°03'38" East for 154.05 feet to the point of beginning.

ALSO a Perpetual Easement for Ingress and Egress:

A parcel of land situated part in the NW ¼ of the SE ¼, part in the NE ¼ of the SE ¼, and part in the SE ¼ of the NE ¼ of Section 9, Township 18 South, Range 1 East, described as follows:

Commence at the NE corner of the NW ¼ of the SE ¼ of Section 9 and go South 89°50'40" West along the North boundary of said ¼ - ¼ section for 635.13 feet to an existing iron pin and the boundary of Alabama State Highway No. 25; thence South 24°42'49" West along the said Easterly boundary for 116.68 feet to the centerline of an existing drive and the point of beginning of the following described easement: A parcel of land 30.00 feet in width and being 15.00 feet either of a line as follows: From the point of beginning go North 71°17'42" East for 273.67 feet; thence North 89°50'40" East 407.17 feet; thence North 89°50'40" East for 29.11 feet; thence North 09°41'00" East for 97.63 feet; thence North 44°11'45" East for 113.73 feet; thence North 19°03'30" East for 90.11 feet; thence North 62°34'00" East for 851.53 feet; thence North 78°10'37" East for 105.62 feet to the end of said easement.

All being situated in Shelby County, Alabama.