Shelby County, AL 05/08/2006
State of Alabama

Deed Tax:$50.00

20060508000214380 1/2 $64.00
Shelby Cnty Judge of Probate,AL
05/08/2006 09:05:56AM FILED/CERT

Send Tax Notice To:
EDWIN B. LUMPKIN, JR.
100 Metro Parkway
Pelham AL 35124

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

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

That in consideration of **THREE HUNDRED SEVENTY FIVE THOUSAND and NO/00 Dollars ($375,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

LOIS S. STOVALL, A Single **WOMAN**

grant, bargain, sell and convey unto,

EDWIN B. LUMPKIN, JR.

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.
Situated in Shelby County, Alabama.

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

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

Subject to taxes for 2006 and subsequent years, easements, restrictions, rights of way and permits of record.

$325,000.00 of the above-recited consideration was paid from a first mortgage recorded simultaneously herewith.

Lois S. Stovall is the surviving grantee in that certain deed recorded in Deed Book 258, Page 391. The other grantee, Grady Lee Stovall, is deceased, having died 9th day of May, 2005.

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 28th day of April, 2006.

Lois S. Stovall
LOIS S. STOVALL

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, MICHAEL T ATCHISON a Notary Public in and for said County, in said State, hereby certify that

LOIS S. STOVALL

whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28TH day of April, 2006.

Notary Public

My Commission Expires: 10-16-08

File No.: S-06-14703

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EXHIBIT A

From the Southeast corner of the SW ¼ of the NW ¼ of Section 20, Township 21 South, Range 2 West, run northerly along the East boundary line of the said SW ¼ of NW ¼ of Section 20, Township 21 South, Range 2 West for 1322.65 feet to the point of beginning of the land herein described; thence turn an angle of 86 degrees 18 minutes to the left and run westerly for 400.00 feet; thence turn an angle of 86 degrees 18 minutes to the right and run northerly 592.35 feet; thence turn an angle of 93 degrees 42 minutes to the right and run easterly 400.00 feet, more or less, to a point on the East boundary line of the NW ¼ of the NW ¼ of Section 20, Township 21 South, Range 2 West; thence turn an angle of 86 degrees 18 minutes to the right and run southerly along the East boundary line of the NW ¼ of NW ¼ of Section 20, Township 21 South, Range 2 West for 592.35 feet to the point of beginning. This land being a part of the W ½ of the NW ¼ of Section 20, Township 21 South, Range 2 West, Shelby County, Alabama. Subject to 20 feet easement on East side thereof..

ALSO, the right to use said easement or right of way from the property to Montgomery-Birmingham Highway, which easement runs along the East side of the above described lot and is 20' in width., Permission was granted for said right of way to the said W. A. Cobb by warranty deed from George L. Scott, Sr. and wife, dated April 2, 1946, and recorded in Deed Book 123, Page 597, in Probate Office of Shelby County, Alabama.