


THIS INSTRUMENT PREPARED BY:
D. Barron Lakeman & Associates, LLC
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244
STATE OF ALABAMA)
COUNTY OF SHELBY)

GRANTEE'S ADDRESS:
Christopher Cunningham
855 Highway 52
Helena, Alabama 35080

GENERAL WARRANTY DEED


20080430000177100 1/2 \$27.00
Shelby Cnty Judge of Probate, AL
04/30/2008 01:45:54PM FILED/GERT

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Fifty Thousand and 00/100 (\$150,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Betty Wood Evans, a single individual** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Christopher Cunningham**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

See legal description attached as Exhibit "A"

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

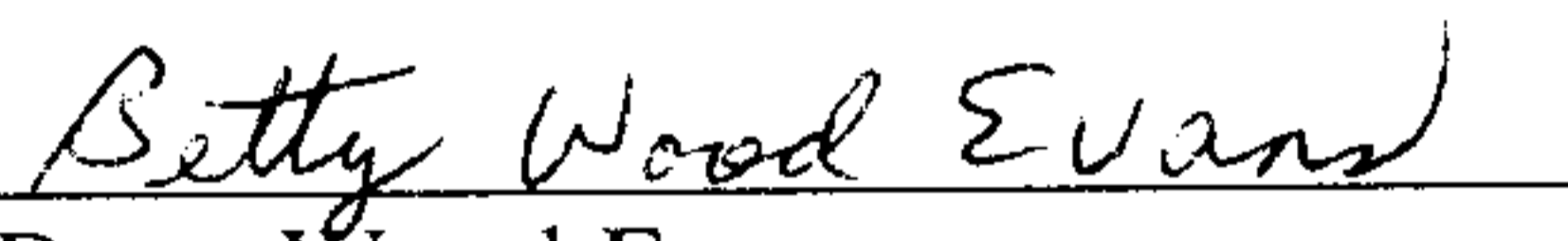
\$137,025.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Betty Wood Evans is the surviving grantee of deed recorded in Real 227, Page 193 and Inst. No. 1993-32350. The other grantee Royse A. Evans who changed his name to Terry A. Evans having died on or about December 31, 2006.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.


IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 29th day of April, 2008.


Betty Wood Evans

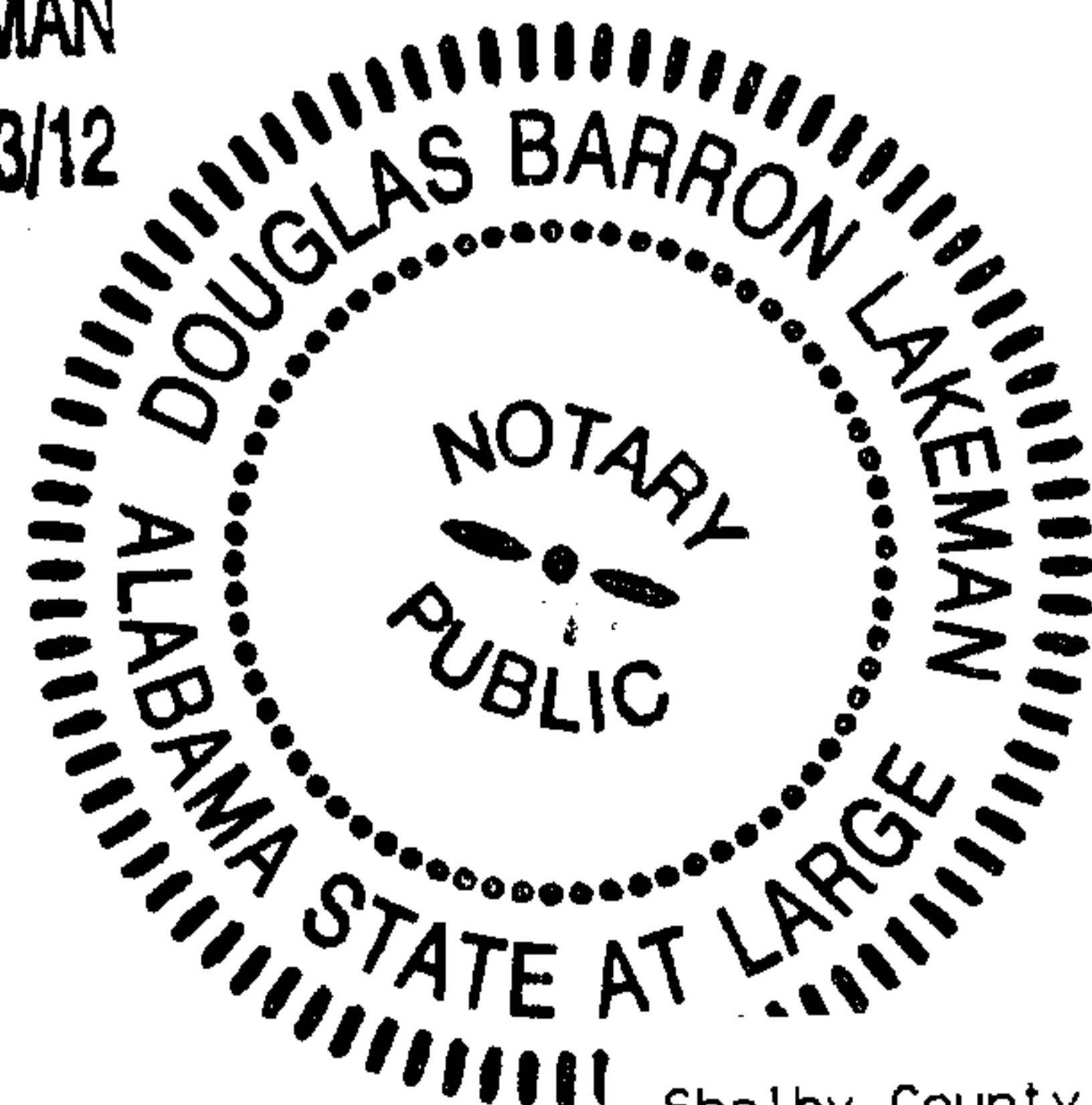
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Betty Wood Evans, a single individual 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 Instrument signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of April, 2008.


NOTARY PUBLIC
My Commission Expires: 3/3/12

DOUGLAS BARRON LAKEMAN
COMMISSION EXPIRES 3/3/12



Shelby County, AL 04/30/2008
State of Alabama

Deed Tax: \$13.00

Exhibit "A"


20080430000177100 2/2 \$27.00
Shelby Cnty Judge of Probate, AL
04/30/2008 01:45:54PM FILED/CERT

Parcel I:

A part of Southwest Quarter of Northwest Quarter of Section 18, Township 20 South, Range 3 West; more particularly described as follows: Begin at the south west corner of said quarter-quarter section and run North along the quarter-quarter line for 440 feet, thence East and parallel with South line of said 40 acres 660 feet, thence South along the East line of said 40 acres 180 feet to the Northeast corner of the Lourraine Franklin lot; thence along same, running West and parallel with North line of said 40 acres 260 feet; thence along same running South and parallel with the West line of said 40 acres 260 feet; thence West 400 feet to the point of beginning

Easement for ingress and egress across the following described property: Commence at the SE corner of the SE $\frac{1}{4}$ the NE $\frac{1}{4}$ of Section 13, Township 20 South, Range 4 West; thence North along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ Section 20.0 feet; thence turn left $91^{\circ}14'$ and run Westerly and parallel to the south line of said $\frac{1}{4}$ $\frac{1}{4}$ Section 91.20 feet to the easterly right of way of Shelby County Road #52; thence turn left $110^{\circ}57'$ and run Southeasterly along said right of way line 21.42 feet to the south line of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence turn left $69^{\circ}03'$ and run easterly along said $\frac{1}{4}$ $\frac{1}{4}$ line 83.11 feet to the point of beginning.

Less and Except:

Commence at the southwest corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 18, Township 20 South, Range 3 West; thence run East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 139.48 feet to the point of beginning of said Parcel "F"; thence proceed along the previous course a distance of 260.18 feet; thence an azimuth of 359 deg. 58' 09" Northerly a distance of 129.46 feet; thence an azimuth of 243 deg. 56' 15" Southwesterly a distance of 289.23 feet to the point of beginning.

Parcel II:

Commence at the southwest corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 18, Township 20 South, Range 3 West; thence run East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 139.48 feet to a point; thence an azimuth of 63 deg. 56' 15" northeasterly a distance of 289.23 feet to the point of beginning of said Parcel "E"; thence proceed along the previous course a distance of 289.52 feet; thence an azimuth of 270 deg. 32' Westerly a distance of 260.00 feet; thence an azimuth of 179 deg. 58' 09" southerly a distance of 130.25 feet to the point of beginning