

TITLE OPINION ONLY

716

This instrument was prepared by

(Name) James C. Pino, Attorney

(Address) P. O. Box 766, Alabaster, AL 35007

Form 1-1-27 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollars and other good and valuable considerations

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Millie Sullivan, Nick Martin, and Sheila Lang, being all of the heirs of Hazel Martin, deceased,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Millie Sullivan

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A PART OF THE N.E. 1/4 OF THE S.W. 1/4, SECTION 18, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA described more particularly as follows:

Commence at the Northwest corner of the Northeast quarter of the Southwest quarter of Section 18, Township 20 South, Range 2 West, Shelby County, Alabama and run thence N 89°-12'-15" E along the North line of said quarter-quarter a distance of 88.23' to a point on the Easterly margin of Shelby County Highway No. 35, Thence run Southwesterly along the said right of way line in a curve to the left having a central angle of 6°-02'-29" and a radius of 1,275.74' an arc distance of 134.52' to the P.T. of said curve, Thence run S 32°-24'-13" W along said right of way line a distance of 168.38' to the point of beginning of the property Parcel No. 1 being described, Thence run S 74°-43'-36" E a distance of 200.0' to a point, Thence run S 60°-51'-14" E a distance of 666.23' to a point in the centerline of Hog Pen Branch, Thence run S 17°-52'-09" E along the centerline of said branch a distance of 10.87' to a point, Thence run S 52°-09'-45" W along centerline of said branch 108.32' to a point, Thence run S 28°-55'-27" W along centerline of said branch 47.86' to a point, Thence run S 63°-30'-08" W along centerline of said branch 119.71' to a point, Thence run S 16°-57'-11" W along centerline of said branch 61.09' to a point, Thence run S 28°-26'-34" W along centerline of said branch 50.89' to a point, Thence run N 69°-22'-09" W a distance of 66.99' to a point, Thence run N 36°-03'-33" W a distance of 59.52' to a point, Thence run N 24°-56'-27" E a distance of 46.89' to a point Thence run N 59°-16'-50" W along an existing fence 233.15' to a point, Thence run N 78°-12'-25" W along said fence 50.36' to a point, Thence run N 22°-30'-48" W along said fence 166.26' to a point, Thence run N 65°-23'-06" W along said fence a distance of 247.89' to a point on the Easterly right of way line of Shelby County Highway No. 35, Thence run N 32°-24'-13" E along said right of way line a distance of 180.0' to the point of beginning, containing 5.13 acres and subject to all agreements of probated record or applications of applicable law.

Subject to all existing taxes, easements and restrictions of record.

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, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set OUR hands(s) and seal(s), this 17th day of August, 19 87

Land Tax \$ 50
Mig Tax 2.50
Recording Fee 2.00
Indexing Fee 2.00
TOTAL 5.00

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED

1987 SEP 10 AM 9:12

James C. Pino (Seal)
JUDGE OF PROBATE

Millie Sullivan (Seal)
Millie Sullivan
Nick Martin (Seal)
Nick Martin
Sheila Lang (Seal)
Sheila Lang

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Millie Sullivan, Nick Martin, and Sheila Lang, being all of the heirs of Hazel Martin, deceased, whose name 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 17th day of August, A. D., 19 87

Patricia L. Loggins
Notary Public.

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