

This instrument was prepared by
(Name) Lamar Ham
(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: Keith A. Dillard
name
3168 Helena Road
address
Helena, AL 35080

WARRANTY DEED-

STATE OF ALABAMA
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Eighteen Thousand and 00/100-----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we,

Roy W. Connell and wife, Patricia W. Connell

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

Keith A. Dillard

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

A parcel of land described by metes and bounds as follows: Commence at the SW corner of NW 1/4 of NE 1/4 of Section 36, Township 19 South, Range 3 West, run eastward along the southern line of said 1/4 1/4 Section 311.97 feet, more or less, to a point on the Southeasterly line of Shelby County, Road No. 17; thence continuing along the southern line of said 1/4 1/4 section 909.59 feet; thence turn an angle to the left of 90 deg. 45 min. 51.25 sec. and run northward parallel with the east line of said 1/4 1/4 section 73.82 feet to the point of beginning of the parcel herein described; thence turn an angle to the left of 37 deg. 08 min. and run northwestward 508.89 feet, more or less to the southeastern line of Shelby County Highway No. 17; thence turn an angle of 90 deg. 00 min. to the right and run along the southeastern line of said road a distance of 100 feet; thence turn an angle of 2 deg. 17 min. to the right and continue along the southeastern line of said road a distance of 277.85 feet to a point which is 100.0 feet west of the east line of said 1/4 1/4 section; thence turn an angle of 124 deg. 51 min. to the right and run south, parallel with the east line of said 1/4 1/4 section, a distance of 625.78 feet to the point of beginning. Being situated in Shelby County, Alabama.

Subject to current taxes, easements, restrictions, mineral and mining rights and rights of way of record.

\$195,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

\$41,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 20th day of December, 1988

STATE OF ALABAMA, SHELBY COUNTY
I CERTIFY THIS INSTRUMENT WAS FILED

88 DEC 29 AM 10:17

JUDGE OF PROBATE

Roy W. Connell
Roy W. Connell

Patricia W. Connell
Patricia W. Connell

1. Deed Tax \$
2. Mig Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 3.50

General Acknowledgment

STATE OF ALABAMA
Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy W. Connell and wife, Patricia W. Connell, whose name s 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 20th day of December, A. D., 1988.

Notary Public