

SEND TAX NOTICE TO:

(Name) Phillip G. Abts

(Address) 7108 6th. Avenue So.
Birmingham, Al. 35206

This instrument was prepared by

(Name) Larry R. Newman, Attorney At Law

(Address) 3021 Lorna Road, Suite 310, Birmingham, Alabama 35216

Form TICOR 5100 1-84

WARRANTY DEED—TICOR TITLE INSURANCE

STATE OF ALABAMA }
Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twelve Thousand Five Hundred and No/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,
Charles R. Saunders, a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Phillip G. Abts, an unmarried man

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

Commence at the Southwest corner of the SE 1/4 of the SW 1/4 of Section 9, Township 18 South, Range 1 East; thence run North 44 deg. 00 min. 43 sec. East for a distance of 1250.66 feet to the point of beginning; thence turn 76 deg. 29 min. 43 sec. to the left and run North 32 deg. 29 min. West for 395.10 feet to a point on the southerly margin of a paved access road; thence turn 93 deg. 55 min. 15 sec. to the right and run North 61 deg. 26 min. 15 sec. East for 112.77 feet; thence turn 32 deg. 59 min. 45 sec. to the left and run North 28 deg. 26 min. 30 sec. East for 70.0 feet; thence turn 100 deg. 45 min. 10 sec. to the right and run South 50 deg. 48 min. 20 sec. East for 150.0 feet; thence turn 29 deg. 40 min. 00 sec. to the left and run South 80 deg. 28 min. 20 sec. East for 266.56 feet; thence turn 124 deg. 29 min. 03 sec. to the right and run South 44 deg. 00 min. 43 sec. West for 430.81 feet to the point of beginning; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

SUBJECT TO: 1. Taxes for the year 1989 and subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record if any.

\$10,000.00 of the purchase price of the property described herein has been paid by the proceeds of a purchase money mortgage executed and recorded simultaneously herewith.

Grantor warrants that no part of the above described property constitutes a homestead.

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, I have hereunto set my hands(s) and seal(s), this 10th day of February, 19 89

1. Deed Tax \$ 250
2. Mtg Tax 250
3. Recording Fee 100
4. Indexing Fee 100
TOTAL 600

Charles R. Saunders (Seal)
Charles R. Saunders (Seal)
(Seal)

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
89 FEB 13 AM 10:19
JUDGE OF PROBATE

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles R. Saunders, a married man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of February, A. D., 19 89

Larry R. Newman
Larry R. Newman Notary Public

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