

\$25,000.00

WARRANTY DEED

1444

STATE OF ALABAMA
CALHOUN COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten 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, John W. Owens, a married man

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

Donna G. Hamilton

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

See Attached Exhibit "A"

Above described property is subject to taxes for the current year, easements
of record, easements as located and restrictions of record, if any.

The above described property is land only and therefore there are no
homestead rights involved.

Grantees Address:

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and
assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 4
day of May, 19 89.

John W. Owens (SEAL) _____ (SEAL)
John W. Owens, a married man

____ (SEAL) _____ (SEAL)

____ (SEAL) _____ (SEAL)

STATE OF ALABAMA
CALHOUN COUNTY

General Acknowledgement

I, the undersigned a Notary Public in and for said County,

in said State, hereby certify that John W. Owens, a married man

whose name(s) 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 _____ day of May A.D. 19 89

Paula L. Brown
Notary Public

Prepared by:
John W. Owens
P.O. Box 2687
Anniston, AL 36202

MY COMMISSION EXPIRES 1-18-1993

Sidney Summey

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EXHIBIT "A"

Lot 1, Timbertrace Subdivision, as recorded in Plat Book 13 at Page 51 in the Probate Office of Shelby County, Alabama. AND ALSO an undivided 1/6 interest in the following described: An ingress, egress and utility easement located in Sections 17 and 20, all in Township 22 South, Range 2 West, being more particularly described as follows: Beginning at the Southwest corner of Section 17, Township 22 South, Range 2 West; thence Easterly along the South line of said Section 625.22 ft. to the true point of beginning of the hereafter described parcel; thence Southerly with an interior angle of 268 degrees 13 min. 26 sec. 532.55 ft. to the North ROW line of Shelby County Road #16; thence Southeasterly along said North ROW line with an interior angle of 105 degrees 04 min. 06 sec. 72.57 ft.; thence Northerly with an interior angle of 74 degrees 36 min. 04 sec. 549.45 ft.; thence continue Northerly with an interior angle of 182 degrees 52 min. 32 sec. 280.0 ft.; thence Westerly with an interior angle of 88 degrees 53 min. 52 sec. 10.0 ft.; thence Northerly with an interior angle of 271 degrees 06 min. 08 sec. 1049.42 ft.; thence continue Northerly with an interior angle of 180 degrees 00 min. 37 sec. 1619.04 ft.; thence Westerly with an interior angle of 89 degrees 07 min. 14 sec. 50.0 ft.; thence Southerly with an interior angle of 90 degrees 52 min. 46 sec. 1619.04 ft.; thence continue Southerly with an interior angle of 179 degrees 59 min. 23 sec. 1049.42 ft.; thence Westerly with an interior angle of 268 degrees 53 min. 52 sec. 10.0 ft.; thence Southerly with an interior angle of 91 degrees 06 min. 08 sec. 280.0 ft. to the true point of beginning.

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

89 MAY 19 AM 10:15

William H. Shumaker, Jr.
JUDGE OF PROBATE

1. Deed Tax	<u>\$25.00</u>
2. Mig. Tax	<u>5.00</u>
3. Recording Fee	<u>2.00</u>
4. Indexing Fee	<u>2.00</u>
TOTAL	<u>\$32.00</u>