

THIS INSTRUMENT PREPARED BY:

NAME Albert E. Ritchey, atty at law  
111 West Oxmoor Road, Suite 405  
ADDRESS Birmingham, Alabama 35209

Send Tax Notice To:

Suzanne W. Wallace  
Route 1, Box 1  
Vandiver, Alabama 35176

WARRANTY DEED (Without Survivorship)

<sup>404</sup>  
**Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

STATE OF ALABAMA  
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) and other good and valuable consideration

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

**Timothy W. Wallace and Suzanne W. Wallace**

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

**Suzanne W. Wallace**

(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 located in the East half of Section 14, Township 18 South, Range  
1 East, Shelby County, Alabama, more particularly described as follows:

Commence at the NW corner of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 14, Township 18 South,  
Range 1 East, Shelby County, Alabama, thence in a Southerly direction along the  
West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 66.0 feet to an iron corner; thence  
90°18' left in an Easterly direction, a distance of 828.01 feet to the point of  
beginning, thence continue along last described course, a distance of 467.70 feet  
to a point on the SW right-of-way line of Alabama Hwy #25; thence 112°43' left, in  
a northwesterly direction, a distance of 60.17 feet to a point on the SW right-of-  
way line of Alabama Hwy #25; thence 19°09' left, in a Northwesterly direction a  
distance of 341.41 feet to a point on the SW right-of-way line of Alabama Hwy #25;  
thence 00°11' left, in a Northwesterly direction, a distance of 140.22 feet to a  
point on the SW right-of-way line of Alabama Hwy #25; thence 87°01' left in a South-  
westerly direction a distance of 356.18 feet; thence 90° left, in a South-  
westerly direction a distance of 248.19 feet to the point of beginning. Less and  
except any part of the above described parcel lying within the right-of-way of  
Alabama Hwy #25.

Subject to existing easements, restrictions and reservations of record, if any.

This deed is given pursuant to a Final Decree of Divorce entered in Case No. DR88-046,  
in the Circuit Court of Shelby County, Alabama.

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 10th  
day of August, 1988.

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Timothy W. Wallace (Seal)  
**Timothy W. Wallace**  
\_\_\_\_\_  
(Seal)  
Suzanne W. Wallace (Seal)  
**Suzanne W. Wallace**

STATE OF ALABAMA  
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Timothy W. Wallace  
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 August, A. D., 1988

Mary G. Cooper  
Public.

State of Alabama:  
Jefferson County:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Suzanne W. Wallace, 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, she executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal, this the 10<sup>th</sup> day of August, 1988.

Mary S. Carlson  
Notary Public

My Commission Expires: 6/7/92

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1. Deed Tax \$ 2.50  
2. Mtg. Tax         
3. Recording Fee 5.00  
4. Indexing Fee 3.00  
TOTAL 10.50

I CERTIFY THIS  
INSTRUMENT WAS FILED

89 JUL 12 AM 8:47

William C. [Signature]  
JUDGE OF PROBATE

RETURN TO RITCHEY & RITCHEY, P.A.  
11 West Oxmoor Road, Suite 405  
Birmingham, Alabama 35209

Timothy W. Wallace and  
Suzanne W. Wallace

TO

Suzanne W. Wallace

WARRANTY DEED  
(WITHOUT SURVIVORSHIP)

STATE OF ALABAMA,  
Shelby County.

Judge of Probate

THIS FORM IS FURNISHED BY  
ALABAMA TITLE CO., INC.  
2233 SECOND AVE. NO.  
BIRMINGHAM, ALABAMA 35205

(Rev'd 6-76)

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