

This deed was prepared without benefit of title examination or survey.
This instrument was prepared by

(Name) Paul L. Spain
Attorney at Law
(Address) 1129 Forestdale Blvd.
Birmingham, Alabama 35214



Jefferson Land Title Services Co., Inc.
316 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and No/100 Dollar 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 or we,

Walter Calvin Spain, a married man, and Nellie Beatrice Anderson, a single woman.

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

Nellie Beatrice Anderson W.C.S. N.B.A.

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

Begin at the NE corner of the NW 1/4 of the SE 1/4 of Section 15, Township 20 South, Range 1 West and run South 88 degrees 03 minutes 43 seconds West along the north line of said forty for 706.38 feet; thence South 01 degree 54 minutes 32 seconds East for 1334.60 feet to a point on the south line of said forty; thence North 87 degrees 19 minutes 10 seconds East along the south line of said forty for 468.60 feet; thence North 00 degrees 39 minutes West for 208.71 feet; thence North 87 degrees 19 minutes 10 seconds East for 208.71 feet to a point on the east line of said forty; thence North 00 degrees 39 minutes West along the east line of said forty for 1117.45 feet to the point of beginning. *
Containing 20.12 acres more or less.

Subject to:

1. Advalorem taxes due and payable October 1, 1989.
 2. Easements, exceptions, reservations or restrictions of record, if any.
- * For additional legal description see Exhibit "A" attached hereto and made a part hereof.

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 29th day of September, 19 89

(SEAL)

Walter C Spain
Walter Calvin Spain

(SEAL)

(SEAL)

Nellie Beatrice Anderson
Nellie Beatrice Anderson

(SEAL)

(SEAL)

(SEAL)

STATE OF Alabama

Jefferson COUNTY

General Acknowledgment

I, the undersigned

(in said State, hereby certify that

Walter Calvin Spain and Nellie Beatrice Anderson a Notary Public in and for said County,

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 29th day of September, A.D. 19 89

Paul L Spain
Notary Public

EXHIBIT "A"

LESS AND EXCEPT AN EASEMENT FOR INGRESS AND EGRESS GRANTED TO THE GRANTOR, WALTER CALVIN SPAIN, ALONG A DIRT ROAD PRESENTLY EXISTING ACROSS SUBJECT PROPERTY, SAID EASEMENT BEING 25 FEET IN WIDTH, MORE OR LESS.

Walter C. Spain
Nellie Estelle Anderson

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

89 OCT 16 AM 9:29

Thomas A. Howard, Jr.
JUDGE OF PROBATE

1. Deed Tax -----	\$ <u>10.00</u>
2. Mtg. Tax -----	\$ <u>5.00</u>
3. Recording Fee -----	\$ <u>5.00</u>
4. Indexing Fee -----	\$ <u>3.00</u>
5. No Tax Fee -----	\$ <u>0.00</u>
6. Certified Stamp Fee --	\$ <u>1.00</u>
Total -----	\$ <u>19.00</u>