

THIS INSTRUMENT PREPARED BY:  
Ben L. Zarzaur, Attorney  
2125 Morris Avenue  
Birmingham, Alabama 35203

Send Tax Notice To:  
Charles Saunders  
2105 Old Montgomery Highway  
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY )

That in consideration of Seventy-five Thousand Eight Hundred Seventy and no/100-----(\$75,870.00) 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 Saunders, a married man, Alan J. Swindall, an unmarried man and Olin Dabbs, a married man (herein referred to as grantor, whether one or more), grant bargain, sell and convey unto Charles Saunders, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION.

SUBJECT TO:

1. Ad valorem taxes for the current tax year, 1990.
2. Easements, restrictions and reservations of record.
3. Mineral and mining rights excepted.

Grantee herein assumes and agrees to pay that certain mortgage given by Charles Saunders, Alan J. Swindall and Olin Dabbs to AmSouth Bank, N.A., recorded in Real 159 page 928 in Probate Office of Shelby County, Alabama.

The above described property is not the homestead of the grantors herein or the grantors' spouses.

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.

BOOK 276 PAGE 833

*Hajjar*

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s),  
this 24th day of January, 1990.

Charles Saunders (Seal)  
Charles Saunders

Alan J. Swindall (Seal)  
Alan J. Swindall

Olin Dabbs (Seal)  
Olin Dabbs

STATE OF ALABAMA )

SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles Saunders, a married man, Alan J. Swindall, an unmarried man and Olin Dabbs, a married man, whose names 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 24th day of January, 1990.

Karen Sue Underwood  
Notary Public

My commission expires: 6-23-93

## EXHIBIT "A"

Begin at the Northwest corner of the South half of the Southeast Quarter of the Northwest Quarter, Section 29, Township 18 South, Range 1 East, thence proceed in a southerly direction along the west boundary of the Southeast Quarter of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter, Section 29, Township 18 South, Range 1 East, for a distance of 1,980.15 feet to a point being the Southwest corner of said Northeast Quarter of Southwest Quarter; thence turn an angle of 89 degrees 57 minutes 42 seconds to the left and proceed along the south boundary of said Northeast Quarter of Southwest Quarter for a distance of 567.87 feet to a point; being a point on the Northwest right of way line of County Highway 43; thence turn an angle of 27 degrees 28 minutes 06 seconds to the left and proceed along said right of way for a distance of 758.36 feet to a point; thence continue along said right of way along a curve to the left (concave Northwesterly and having a radius = 2,824.79 feet) for an arc distance of 113.92 feet to a point; thence turn an angle of 60 degrees 06 minutes 51 seconds to the left (from the Tangent to the Curve) and proceed in a northerly direction along the east boundary of the Northeast Quarter of the Southwest Quarter of the Southwest Quarter and the Southeast Quarter of the Northwest Quarter for a distance of 1,577.39 feet to a point, said point being the Northeast corner of the South half of the Southeast Quarter of the Northwest Quarter, Section 29, Township 18 South, Range 1 East; thence turn an angle of 90 degrees 10 minutes 31 seconds to the left and run along the North boundary of said South half of Southeast Quarter of Northwest Quarter, Section 29, Township 18 South, Range 1 East, for a distance of 1,344.99 feet to the point of beginning.

Said parcel of land is lying in the South half of the Southeast Quarter of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter, Section 29, Township 18 South, Range 1 East, less and except that part more particularly described as follows: Begin at the Southwest corner of the Northeast Quarter of the Southwest Quarter, Section 29, Township 18 South, Range 1 East, thence proceed in an Easterly direction along the South boundary of said Quarter-Quarter for a distance of 453.14 feet to a point; thence turn an angle of 90 degrees 00 minutes to the left and run 9.21 feet to an iron pipe, found in place; thence turn an angle of 86 degrees 10 minutes 14 seconds to the left and run 444.73 feet to a point, being a one and a quarter inch pipe having been in place for more than 60 years; thence continue along the same line for 9.45 feet to a point on the West boundary of the Northeast Quarter of Southwest Quarter of said Section 29; thence turn an angle of 93 degrees 52 minutes 04 seconds to the left and run along said West boundary of said Quarter-Quarter for 39.55 feet to the point of beginning. Said Parcel is lying in the Northeast Quarter of Southwest Quarter, Section 29, Township 18 South, Range 1 East.

Mineral and mining rights excepted.  
Situating in Shelby County, Alabama.

## LESS AND EXCEPT:

Lots 1 and 2 of Crystal Lake Estates, Phase I, as recorded in Map Book 12, Page 16, in the Probate Office of Shelby County, Alabama.

Lots 5, 7, and 12, of Crystal Lake Estates, Phase II, as recorded in Map Book 13, Page 15, in the Probate Office of Shelby County, Alabama.

Also less and except that portion conveyed to Robert L. McLendon and Jureda A. McLendon on May 19, 1989, as recorded in Real 240, Page 622, in the Probate Office of Shelby County, Alabama.

*Signature*

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

90 JAN 31 PM 1:19

JUDGE OF PROBATE

1. Deed Tax	\$ 76.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 7.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 87.50