

This instrument was prepared by:

(Name) William E. Swatek
 (Address) P.O. Box 1801
Alabaster, AL 35007

Send Tax Notice to:

(Name) James Denney
 (Address) Rt 4 Box 1580 - Lot 28
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy Thousand and 00/100 (\$70,000.00)

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

Ann Jean Scobee and John W. Bayliss

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

/ James M. Denney

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

Commence at the Northwest corner of the N.W. 1/4 of the N.E. 1/4 of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama and run thence North 89 Deg. 15' 15" West along the North Line of the N.E. 1/4 of the N.W. 1/4 of said Section 15 a distance of 177.80' to a point, thence run South 0 deg. 10' 34" East a distance of 494.27' to the point of beginning of the property Parcel No. 1, being described; Thence continue along last described course of 859.55' to a point of an existing fence corner; Thence run South 89 deg. 28' 32" East along an existing fence a distance of 821.55' to a point; Thence run North 1 Deg. 18' 15" West along an existing fence a distance of 390.04' to a point; Thence run North 89 Deg. 11' 13" West along an existing fence a distance of 315.00' to a point; Thence run North 0 deg. 12' 16" West along an existing fence a distance of 869.82' to a point on the South right of way line of Shelby County Highway No. 26; Thence run North 87 deg. 18' 37" West along the said South line of said Highway No. 26 a distance of 249.05' to a point; Thence run South 0 Deg. 10' 34" East a distance of 420.59' to a point; Thence run North 87 Deg. 18' 37" West a distance of 250.00' to the point of beginning, containing 15.0 acres and marked on each corner with steel pins, or pipes or fence corners as shown on the plat. Property is subject to all agreements, easements and/or limitations of probated record and applicable law.

Twenty Thousand Dollars (\$20,000.00) of the purchase price cited herein was derived from

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever. a Mortgage closed simultaneous herewith.

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 20th
 day of Feb., 19 90

(Seal)_____
(Seal)_____
(Seal)

Ann Jean Scobee (Seal)
 Ann Jean Scobee

John W. Bayliss (Seal)
 John W. Bayliss

STATE OF ~~XXXXXX~~ CALIFORNIA

PLACER

County

General Acknowledgment

I, DIANE ROUSE

a Notary Public in and for said County,

in said State, hereby certify that Ann Jean Scobee

whose name(s) is signed to the foregoing conveyance, and who Has proved
 day that, being informed of the contents of the conveyance, she is known to me, acknowledged before me on this
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 14th day of February, 19 90
 OFFICIAL SEAL
 DIANE ROUSE
 NOTARY PUBLIC - CALIFORNIA
 PLACER COUNTY

Diane Rouse

SHELBY COUNTY.

Before me, the undersigned authority, in and for said County, in said state, personally appeared John W. Bayliss, who being known to me and being by me first duly sworn, under oath, states that the facts set forth in the foregoing are true and correct according to the best of his knowledge, information and belief.

Notary Public

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

90 APR 12 PM 12: 57

JUDGE OF PROBATE

1. Deed Tax -----	\$ 50.00
2. Mtg. Tax -----	\$
3. Recording Fee -----	\$ 5.00
4. Indexing Fee -----	\$ 3.00
5. No Tax Fee -----	\$
6. Certified Fee -----	\$ 1.00
Total -----	\$ 59.00

BOOK 286 PAGE 979

286

BOOK