

This instrument was prepared by
Mitchell A. Spears
ATTORNEY AT LAW
143 Main, P.O. Box 91
Montevallo, AL 35115-0091

205/665-5102
205/665-5076

1532

Send Tax Notice to:
(Name) ANNE BEARDEN

(Address) 209 Hwy. 25E
Montevallo AL 35115

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Thousand and 00/100 ----- (\$40,000.00)-----
(ENTIRE CONSIDERATION IS SECURED BY PURCHASE MONEY FIRST MORTGAGE)

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

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

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

Also a part of the SW 1/4 of NE 1/4 of Section 3, Township 24 North, Range 12 East, more particularly described as follows: Commencing at the southeast corner of SW 1/4 of NE 1/4 of Section 3 and run north along east boundary line of said 1/4-1/4 Section a distance of 650.12 feet to its intersection with south R/O/W line of Highway No. 25; thence at an angle of 82 deg. 56 min. and along said R/O/W line a distance of 426.54 feet to point of beginning of lot herein described; thence run in the same straight line a distance of 100 feet; thence at an angle to left of 90 deg. and run a distance of 175 feet; thence at an angle to left of 90 deg. and run a distance of 100 feet thence an an angle of 90 deg. to left and run 175 feet to point of beginning;

Also a part of the SW 1/4 of NE 1/4 of Section 3, Township 24 North, Range 12 East, more particularly described as follows: Commencing at the southeast corner of SW 1/4 of NE 1/4 of Section 3 and run north along east boundary line of said 1/4-1/4 Section a distance of 650.12 feet to its intersection with south R/O/W line of Highway No. 25; thence at an angle of left of 82 deg. 56 min. and along the south R/O/W line of said Highway a distance of 350.0 feet to point of beginning of lot herein described; thence continue in the same straight line a distance of 76.6 feet; thence at an angle to left of 90 deg. a distance of 173.67 feet; thence at an angle to left of 90 deg. a distance of 98.1 feet; thence at an angle to left of 97 deg. 04 min. a distance of 175.0 feet to point of beginning.

SUBJECT TO:
Taxes for 1990 and subsequent years.
Mineral and Mining Rights.
Easements, Reservations and Restrictions of Record.

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 18th
day of APRIL 19 90 SHELBY CO.

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

90 APR 23 PM 1:54 (Seal)

Thomas J. Spivey (Seal)
JUDGE OF PROBATE

STATE OF ALABAMA
SHELBY COUNTY }

County } General Acknowledgment

Nora Whatley (Seal)
NORA WHATLEY (Seal)

1. Deed Tax	\$	
2. Mtg. Tax	\$	
3. Recording Fee	\$	2.50
4. Indexing Fee	\$	3.00
5. Notary Fee	\$	1.00
6. Certified Fee	\$	1.00
Total	\$	7.50

I, the undersigned authority
in said State, hereby certify that NORA WHATLEY

a Notary Public in and for said County,

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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 18th day of APRIL 19 90

9/90 Thomas J. Spivey

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