

Prepared without benefit of survey. Attorney makes no certification as to legal description to property.

Send Tax Notice To:

Leroy Agricole Simi as
Conservator for Selma
Evans Simi
414 East College Street
Columbiana, Alabama 35051

This instrument was prepared by:
Lindsey J. Allison
Griffin, Allison, May, Alvis & Fuhrmeister
P. O. Box 380275
Birmingham, AL 35238

Warranty Deed

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

THAT IN CONSIDERATION OF Twenty Eight Thousand Dollars and no/100 (\$28,000.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Alan Keith Edmondson an unmarried man**, (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **Leroy Agricole Simi as conservator for Selma Evans Simi, an unmarried woman**, pursuant to **Shelby County Probate Case Number 30-163** (herein referred to as Grantees, whether one or more) in fee simple together with every contingent remainder and right of reversion, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

See Attached Exhibit A.

Subject to existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

NOTE: This property does not constitute the homestead of the Grantor.

NOTE: \$13,000.00 of the above recited consideration was paid from the proceeds of a mortgage loan executed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee its heirs and assigns, forever in fee simple forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my 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.

04/22/1993-11230
03:18 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 27.50

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 15 day of April 1993.

Alan Keith Edmondson
ALAN KEITH EDMONDSON

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Alan Keith Edmondson, 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 date the same bears date.

Given under my hand and official seal, this the 15 day of April, 1993.

Kimberly M. Melton
Notary Public
My commission expires: 3-5-95

EXHIBIT A

Commence at the Northwest corner of Section 25, Township 21 South, Range 1 West, thence run South along the West line of said Section 25, a distance of 1573.22 feet; thence turn an angle of 103 deg. 26 min. 48 sec. to the left and run a distance of 576.78 feet; thence turn an angle of 15 deg. 09 min. 33 sec. to the left and run a distance of 834.70 feet to a point on the North right-of-way line of Alabama State Highway No. 25, and the Southeast corner of the Columbiana Elementary School lot, being the point of beginning; thence turn an angle of 98 deg. 50 min. to the left and run along the school lot a distance of 128.93 feet; thence turn an angle of 90 deg. 53 min. 00 sec. to the right and run a distance of 63.25 feet; thence turn an angle of 89 deg. 11 min. 00 sec. to the right and run a distance of 131.89 feet, to the North right-of-way of Alabama State Highway No. 25; thence turn an angle of 93 deg. 30 min. 00 sec. to the right and run along said Highway right-of-way a distance of 63.21 feet to the point of beginning. Situated in the North 1/2 of the NW 1/4 of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama; being situated in Shelby County, Alabama.

Inst # 1993-11230

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