

This instrument was prepared by:

Timothy A. Hughes - Attorney at Law  
Sandefer, Sandefer & Francis, P.C.  
P.O. Box 386, Pinson, Alabama 35126

SEND TAX NOTICE TO

500.00

=====

**WARRANTY DEED**

STATE OF ALABAMA     )  
                                  )     **KNOW ALL MEN BY THESE PRESENTS,**  
SHELBY COUNTY         )

That in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, we,

**LINDA KARRASCH, an unmarried woman and  
RICHARD J. KARRASCH, an unmarried man**

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

**DAVID C. EWING, husband and DAWN N. EWING, wife**

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

**Commence at the SE Corner of the SW 1/4 of SE 1/4 of Section 11, Township 18, South Range 1, East; Thence North along the East line of said 1/4 1/4 Section 503.96 ft. to the Northeasterly right of way of Alabama Power Company; Thence 50 degrees, 47'14" to the left along said right of way 402.72 ft to the point of beginning of property herein described; Thence continue along the last named course 244.39 ft. Thence 42 degrees, 35'05" to the left 104.66 ft. Thence 42 degrees, 40'49" to the left 376.30 ft. Thence 94 degrees, 01'12" to the left 171.55 ft. Thence 68 degrees, 43'03" to the left 483.15 ft. to the point of beginning. Less and Except that part lying within Alabama Power Company's Right of Way.**

Inst # 1994-06918

J.T. Isbell  
1488 Hwy 491  
Vandiver AL. 35126

03/03/1994-06918  
10:25 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 14.00

Inst # 1994-06918

Also a 12.00 ft. Easement described as follows:

Commence at the SE Corner of the SW 1/4 of SE 1/4 of Section 11, Township 18, South Range 1, East; Thence North along the East line of said 1/4 1/4 Section 503.96 ft to the Northeasterly right of way of Alabama Power Company; Thence 50 degrees, 47'14" to the left along said right of way 647.11 ft. Thence 42 degrees, 35'05" to the left 104.66 ft. Thence 42 degrees, 40'49" to the left 376.30 ft. to the point of beginning of said 12.00 ft. Easement; Thence 94 degrees, 01'12" to the left 15.00 ft. Thence 90 degrees 00' to the right 12.00 ft. Thence 90 degrees, 00' to the right 14.26 ft. Thence 7 degrees, 02'39" to the left 245.68 ft. to the Southeasterly right of way of County Highway #43; Thence 103 degrees, 24' to the right along said right of way 12.72 ft. Thence 76 degrees 36' to the right 242.20 ft. to the point of beginning.

TITLE NOT EXAMINED.

DESCRIPTION FURNISHED BY GRANTOR.

TO HAVE AND TO HOLD to the said Grantee, their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noticed above; that we have a good right to sell and convey the same aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 20th  
day of February, 1994.

Linda E. Karrasch  
LINDA KARRASCH, an unmarried woman

Richard J. Karrasch  
RICHARD J. KARRASCH, an unmarried man

STATE OF ALABAMA     )  
  )  
SHELBY COUNTY         )

I, the undersigned, a Notary Public, State at Large, hereby certify that **Linda Karrash, an unmarried woman, and Richard Karrasch, an unmarried 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 seal this 20<sup>th</sup> day of February, 1994

*Jeannie Partidge*  
NOTARY PUBLIC  
My Commission Expires: MY COMMISSION EXPIRES OCTOBER 20, 1997

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