

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

900

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and NO/100 (\$10.00) Dollars and other good and valuable consideration to the undersigned, **Rushin Wallace** and wife, **Helen Wallace** herein referred to as Grantors, in hand paid by **Henrietta Mitchell** herein referred to as Grantee, the receipt of which is acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto the Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Southeast corner of the SE1/4 of the SW1/4 of Section 22, Township 19 South, Range 2 East, Shelby County, Alabama and run thence Westerly along the South line of said Section 22 a distance of 1,335.55' to a point; thence turn 123 deg. 27' 26" right and run Northeasterly 149.39' to a point; thence turn 34 deg. 34' 21" left and run Northerly 100.03' to a point; thence turn 17 deg. 23' 06" right and run Northeasterly 105.45' to a point; thence turn 106 deg. 32' 10" left and run Westerly 149.97' to a point; thence turn 16 deg. 14' 19" right and run West-Northwesterly 35.70' to the point of beginning of the lot being described; thence turn 73 deg. 35' 07" right and run Northerly 102.99' to a point; thence turn 88 deg. 33' 14" left and run Westerly 150.18' to a point; thence turn 91 deg. 57' 45" left and run Southerly 102.93' to a point; thence turn 88 deg. 00' 17" left and run Easterly 149.25' to the point of beginning, containing 0.35 of an acre.

The above described property is subject to any and all easements, agreements, rights of way, limitations and/or restrictions of probated record or applicable law.

Description furnished by Grantors from Survey by Joseph E. Conn, Jr. dated April 24, 1994.

Title not searched by Preparator.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns forever; it being the intention of the parties to this conveyance that the interest in fee simple shall pass to the heirs and assigns of the Grantee herein.

And the Grantors do for themselves and for their heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that they are lawfully seized in fee simple of said premises; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever against the lawful claims of all persons except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

Inst # 1995-01581

01/19/1995-01581
10:36 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCB 11.50

Inst # 1995-01581

IN WITNESS WHEREOF, the undersigned Grantor has hereunto set their hand and seal this the 16th day of June, 1994.

Rushin Wallace
Rushin Wallace

Helen Wallace
Helen Wallace

STATE OF ALABAMA,
SHELBY COUNTY.

I, the undersigned authority, in and for said County, in said State, hereby certify that, Rushin Wallace and wife, Helen Wallace whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of June, 1994.

Helen M. Day
NOTARY PUBLIC
My Commission Expires: 4-15-98

This document prepared by:

A. Bruce Graham
Attorney-at-Law
803 3rd St. S. W.
P. O. Drawer 307
Childersburg, Alabama 35044

Please Send Tax Notice To:
Henrietta Mitchell
P. O. Box 58 - B
Harpersville, Alabama 35078

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