

**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Russell Nation

(Address) 1305 Highway 52 East  
Pelham, AL 35124

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Al. 35051

Form 1-1-87 Rev. 1-88

**WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama**

STATE OF ALABAMA  
Shelby } COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty Two Thousand Nine Hundred and no/100 ----- dollars

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

Jasper W. Roy and wife, Mildred E. Roy

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

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

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to restrictions, easements and rights of way of record.

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SHELBY COUNTY JUDGE OF PROBATE  
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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 the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this  
day of June, 19 96

(Seal)

Jasper W. Roy (Seal)  
Jasper W. Roy

(Seal)

Mildred E. Roy (Seal)  
Mildred E. Roy

(Seal)

STATE OF ALABAMA  
Shelby } COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jasper W. Roy and Mildred E. Roy whose name s 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 official seal this 25th day of June, A. D., 19 96

Bill Davis  
Notary Public.  
My Commission Expires April 6, 1997

EXHIBIT "A"

PARCEL I:

A parcel of land located in the SE 1/4 of Section 17, Township 20 South, Range 2 West, Shelby County, Alabama, described as follows: Begin at the most westerly corner of Lot 35 of Deer Springs Estates, Third Addition, as recorded in Map Book 6, Page 5 in the Office of the Judge of Probate, Shelby County, Alabama; thence run north 53 degrees 59 minutes east along the northwesterly line of said Lot 35 and Lot 34 of said Subdivision, a distance of 200 feet to the most northerly corner of said Lot 34; thence turn left 90 degrees a distance of 193.6 feet; thence turn left 99 degrees 07 minutes a distance of 202.56 feet; thence turn left 80 degrees 53 minutes a distance of 161.5 feet to the point of beginning.

PARCEL II:

A parcel of land located in the SE 1/4 of Section 17, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the most northerly corner of Lot 31, of Deer Springs Estates, Third Addition, as recorded in Map Book 6, Page 5, in the Office of the Judge of Probate, Shelby County, Alabama; thence in a southwesterly direction along the northwesterly property line of said Lot 31, a distance of 75.00 feet to the point of beginning; thence 90 degrees right in a northwesterly direction a distance of 193.60 feet; thence 90 degrees left in a southwesterly direction a distance of 225.0 feet; thence 90 degrees left in a southeasterly direction a distance of 193.60 feet; thence 90 degrees left in a northwesterly direction a distance of 225.0 feet to the point of beginning.

PARCEL III:

Part of Lot 31, Deer Springs Estates, Third Addition, as recorded in Map Book 6, Page 5, in the Office of the Judge of Probate, Shelby County, Alabama, more particularly described as follows: Begin at the most southerly corner of said Lot 31, said point also being the most easterly corner of said Lot 32 and said point also being on the NW right of way line of Houston Drive; thence in a northwesterly direction along the SW line of said Lot 31 and the NE line of said Lot 32, a distance of 175.0 feet to the most westerly corner of said Lot 31, said point also being the most northerly corner of said Lot 32; thence 90 degrees right in a northeasterly direction along the NW line of said Lot 31, a distance of 25.0 feet; thence 90 degrees right in a southeasterly direction a distance of 175.0 feet to a point of the NW right of way line of Houston Drive, said point also being on the SE line of said Lot 31; thence 90 degrees right in a southwesterly direction along said right of way line and said southeast line a distance of 25.00 feet to the point of beginning.

All being situated in Shelby County, Alabama.

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