

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

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

(Name) Sharon R. Shugrue

(Address) \_\_\_\_\_

This instrument was prepared by

(Name) Mike T. Atchison, Attorney  
P.O. Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-86

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

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

07/16/1996-22925  
02:09 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
28.50

That in consideration of Twenty Thousand and no/100

001 DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Harold J. Hall, as Trustee under the terms and provisions of the Harold J. Hall Revocable Trust as dated November 3, 1995

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

Sharon R. Shugrue

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

Lot 3, according to the survey of the 1987 Addition to Shelby Shores as recorded in Map Book 12, Page 23, in the Office of the Judge of Probate of Shelby County, Alabama.

Situated in Shelby County, Alabama.

TOGETHER WITH A NON-EXCLUSIVE RIGHT OF WAY FOR INGRESS, EGRESS, AND UTILITIES, 30 feet wide, 15 feet on each side of the following described centerline: Commence at the Northwest corner of the SE 1/4 of the SW 1/4 of Section 7, Township 22 South, Range 2 East, Shelby County, Alabama; thence run East along the North 1/4-1/4 line 702.35 feet; thence turn right 90 degrees 00 minutes 00 seconds and run South 1006.48 feet to the end of a paved road and the point of beginning of said centerline; thence turn left 120 degrees 08 minutes 48 seconds and run Northeast along the center of an existing chert road 182.96 feet; thence turn left 04 degrees 35 minutes 47 seconds and run North 139.55 feet to the end of said 30-foot right of way and the beginning of a 60-foot right of way, 30-feet on each side of the following described centerline; thence turn right 98 degrees 35 minutes 09 seconds and run Southeast 37.74 feet; thence turn left 41 degrees 54 minutes 40 seconds and run Southeast 600 feet, more or less, to the edge of Lay Lake and the end of said centerline.

TOGETHER WITH RIGHTS TO USE LAUNCH FACILITIES LOCATED AT THE SOUTHERLY END OF ABOVE DESCRIBED EASEMENT.

Subject to taxes for 1996 and subsequent years, easements, restrictions, rights of way and permits 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 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, I have hereunto set my hands(s) and seal(s), this 16th day of July, 1996.

HAROLD J. HALL REVOCABLE TRUST, dated November 3, 1995

(Seal)

By: Harold J. Hall, Trustee  
by: Harold J. Hall, Trustee

(Seal)

(Seal)

(Seal)

(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 Harold J. Hall, whose name as Trustee under the Harold J. Hall Revocable Trust dated November 3, 1995, 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 day the same bears date in his capacity as such Trustee

Given under my hand and official seal this 16th day of July, A. D., 1996.

[Signature]  
Notary Public.

Inst # 1996-22925