

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

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

(Name) Elizabeth Ann Lowenthal

(Address) PO Box 11 COLUMBIANA, AL 35051

This instrument was prepared by

(Name) Mike 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 TWO HUNDRED EIGHTY SEVEN THOUSAND AND NO/100-----(\$287,000.00)

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

LEILA D. HORTON, a married woman,

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

ELIZABETH ANN LOWENTHAL,

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

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 1 WEST, BEING THE SAME LAND DESCRIBED IN A DEED TO LEILA D. HORTON, RECORDED IN DEED BOOK 349 AT PAGE 180, OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT A CONCRETE MONUMENT, FOUND AT THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE S 89°15'02" W, ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 1018.74 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER RPLS 16165"; THENCE N 26°17'16" E, A DISTANCE OF 37.99 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER RPLS 16165"; THENCE N 37°10'17" E, A DISTANCE OF 200.46 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER RPLS 16165", ON THE NORTHWEST EDGE OF AN EXISTING ROAD; THENCE N 50°55'29" E, ALONG THE NORTHWEST EDGE OF SAID ROAD, A DISTANCE OF 29.12 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER RPLS 16165"; THENCE S 89°15'02" W, A DISTANCE OF 475.09 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER RPLS 16165", AT THE NORTHWEST CORNER OF A PARCEL OF LAND BELONGING TO WILLIE AND DEBRA SALSTER, RECORDED IN REAL BOOK 24, AT PAGE 293 OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY; THENCE N 00°37'50" W, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 1134.58 FEET, TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER RPLS 16165", AT THE NORTHWEST CORNER OF SAID SIXTEENTH SECTION; THENCE N 88°54'37" E, ALONG THE NORTH LINE OF SAID SIXTEENTH SECTION, A DISTANCE OF 1331.19 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER RPLS 16165", ON THE NORTHEAST CORNER OF SAID SIXTEENTH SECTION; THENCE S 00°37'26" E, A DISTANCE OF 1352.49 FEET TO THE POINT OF BEGINNING.

Mineral and mining rights are reserved into the Grantors herein. Subject to taxes for 1997 and subsequent years, easements, restrictions, rights of way and permits of record. THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HER SPOUSE.

\$229,600.00 of the above recited purchase price was paid from a first mortgage recorded simultaneously herewith.

\$57,400.00 of the above recited purchase price was paid from a second mortgage recorded simultaneously herewith.

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 22nd day of May, 1997.

(Seal) Leila D. Horton (Seal)
(Seal)
(Seal) 05/23/1997-16208 04:11 PM CERTIFIED (Seal)
SHELBY COUNTY JUDGE OF PROBATE 001 HCB 9.50 (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority Leila D. Horton, a Notary Public in and for said County, in said State, hereby certify that

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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of May, 1997.

My Commission Expires: 10/16/2000

[Signature] Notary Public.

Inst # 1997-16208