

**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130(Name) Glenda T. Tawbush(Address) 5417 Notting Hill Dr.  
B'ham, AL 35235

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-17 Rev. 1-84

**WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama****STATE OF ALABAMA**  
**SHELBY****COUNTY****KNOW ALL MEN BY THESE PRESENTS: . . . .**That in consideration of ONE HUNDRED EIGHTEEN THOUSAND AND NO/100

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

Frank A. Lynch, a married man,

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

Glenda T. Tawbush(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:**PARCEL 1:**

Lot 9, Sector C, according to the survey of The Homestead as recorded in Map Book 8, Page 167 in the Probate Office of Shelby County, Alabama, and the following described parcel: Commence at the Northeast corner of Section 18, Township 21 South, Range 2 East; thence run South 87 degrees 03 minutes 59 seconds West for 609.92 feet; thence run South 01 degrees 46 minutes 31 seconds East for 4185.83 feet; thence run South 88 degrees 13 minutes 29 seconds West for 633.27 feet to the point of beginning; thence run South 20 degrees 30 minutes 37 seconds East for 205.52 feet; thence run South 89 degrees 59 minutes 59 seconds West for 117.63 feet to the point of commencement of a curve to the right having a central angle of 42 degrees 50 minutes and a radius of 25.0 feet; thence run along the arc of said curve for 18.69 feet to the end of said curve and the point of commencement of a curve to the left having a central angle of 29 degrees 09 minutes 30 seconds and a radius of 50.0 feet; thence run along the arc of said curve for 25.45 feet; thence run North 08 degrees 00 minutes 15 seconds East for 130.18 feet; thence run North 10 degrees 02 minutes 03 seconds West for 269.43 feet; thence run South 71 degrees 34 minutes 32 seconds East for 37.58 feet; thence run South 20 degrees 30 minutes 37 seconds East for 222.54 feet to the point of beginning.

According to survey of Steven H. Gay, RLS #17522, dated June 9, 1997.

Subject to taxes for 1997 and subsequent years, easements, restrictions, rights of way and permits of record.

\$50,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR OF HIS SPOUSE.

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 GRANTEE, 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I Frank A. Lynch have hereunto set my hands(s) and seal(s), this 16th day of June, 1997

(Seal)

Frank A. Lynch

(Seal)

(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 Frank A. Lynch 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of June, A. D., 1997Ma a

My Commission Expires: 10/16/2000

Mike T. Atchison  
Notary Public.

Notary Public.

Inst # 1997-18947

06/17/97  
CERTIFIED  
BY CLERK OF PROBATE

75.50