

SEND TAX NOTICE TO:

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

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

(Name) Christy Dawn Jenkins
P.O. Box 1238
(Address) Calera, Alabama 35040

This instrument was prepared by

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

Address) Columbiana, Alabama 35051

Form 1-1-87 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five 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,

John Beaty, a married man

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

Christy Dawn Jenkins

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

Commence at the NE corner of the NE 1/4 of the NE 1/4 of Section 5, Township 24 North, Range 13 East; thence run South along the East line of said Section 5, 1545.84 feet to the centerline of the Southern Railway; thence run North 89 degrees 03 minutes West along said Railway 503.19 feet to the PC of a curve to the right, having a radius of 2886.98 feet; thence along said curve 197.35 feet; thence run North 1 degrees 13 minutes 15 seconds West 25.00 feet to the point of beginning; thence run North 00 degrees 47 minutes 36 seconds East 386.38 feet to the Southeasterly line of Orangewood Circle; thence run North 70 degrees 31 minutes 00 seconds East along said Orangewood Circle 221.60 feet; thence run South 16 degrees 5 minutes 39 seconds East 490.76 feet to the Northerly line of the Southern Railway; thence run Westerly along said Southern Railway line 350.49 feet to the point of beginning.

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 HIS SPOUSE.

John Beaty is the surviving grantee in that certain deed recorded in Deed Book 293, Page 537, in Probate Office; the other grantee, Pansy Beaty, having died on or about the 17th day of December, 1994.

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 27th day of August, 1997.

(Seal)

(Seal)

(Seal)

John Beaty

(Seal)

(Seal)

(Seal)

08/28/1997-27575
08:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.00

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 John Beaty, 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 27th day of August, A. D., 1997.

Notary Public.

Inst # 1997-27575

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