

This Instrument was prepared by:
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P.O. Box 557
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Send Tax Notice To:

Jo Mudd
P.O. Box 235
Vincent, AL 35178

W A R R A N T Y D E E D

STATE OF ALABAMA }

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Eighty-Five Thousand and no/100 (\$185,000.00) to the undersigned grantor(s), in hand paid by the grantee herein, the receipt whereof is acknowledged, WE, **PATSY MCCRANIE**, a married woman; **DIANE CONWILL**, a married woman, and **SHERRY ELLIOTT**, a married woman (herein referred to as grantor(s), grants, bargains, sells and conveys unto **JO MUDD** (herein referred to as grantee), the following described real situated in **SHELBY** County, Alabama, to-wit:

Begin at the Northwest corner of SW 1/4 of SE 1/4 of Section 28, Township 19 South, Range 2 East, and run South along the West line of said forty acres, 163 feet to the point of beginning; thence continue along said line, 180 feet to the Northwest corner of Donahoo residence lot; thence South 72 degrees 52 minutes East, along the North line of said Donahoo residence lot, 210 feet; thence South 75 degrees 37 minutes East along the North line of F. Jackson lot 96.5 feet; thence South 14 degrees 54 minutes East along the East line of said F. Jackson lot 101 feet; thence North 75 degrees 06 minutes East and along the Northerly line of J.W. Donahoo store lot 223 feet to the Westerly line of Alabama Highway No. 25; said point being the Southmost corner of W.E. Stone lot; thence run along said W.E. Stone lot North 55 degrees 47 minutes West 245 feet to the Westmost corner of said W.E. Stone lot; thence along the Westerly side of said W.E. Stone lot North 34 degrees 13 minutes East 180 feet to the Northmost corner of said W.E. Stone lot; thence North 87 degrees 45 minutes West, 429 feet to the point of beginning.

ALSO, a part of the SW 1/4 of the SE 1/4 of Section 28, Township 19, Range 2 East, described as follows: Beginning where the North line of the right-of-way of the Florida Short Route Highway intersects the West line of said forty acres, and run thence North along the West line of said forty acres 210 feet; thence Easterly and parallel with the North line of the right-of-way of said highway 210 feet; thence South and parallel with the West line of said forty acres 210 feet to the North line of the right-of-way of said highway; thence Westerly along the North line of said right-of-way 210 feet to the point of beginning.

ALSO, Commence at the center of the North line of Section 33, Township 19, Range 2 East which is the Northwest corner of the NW 1/4 of NE 1/4 of said section; thence turn an angle of 27 degrees 50 minutes to the right and run in a Southeasterly direction 184.86 feet to the Northwest corner of school property; thence an angle of 66 degrees 35 minutes to the right run in a Southerly direction 210 feet to the Southwest corner of school property; thence an angle of 90 degrees to the left and

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run in an Easterly direction 420 feet to the Southeast corner of school property; thence an angle of 36 degrees 37 minutes to the right and run in a Southeasterly direction 218.3 feet along old fence line; thence an angle of 39 degrees 23 minutes to the left and continue along old fence line 1251 feet (approximately) to the West line of the Florida Short Route Highway; (said fence being on or near the line and being the North boundary of the F. Jackson property); thence an angle of 37 degrees 31 minutes to the right, along the West line of said highway 50 feet in a Southeasterly direction to the point of beginning; thence continue along said line of said highway 300 feet; thence an angle of 90 degrees to the right and go in a Southwesterly direction 250 feet; thence an angle of 90 degrees to the right and in a Northwesterly direction 300 feet; thence an angle of 90 degrees to the right and run in a Northeasterly direction 250 feet to the point of beginning; being situated in the NE 1/4 of NE 1/4 of Section 33, Township 19, Range 2 East.

ALSO, commence at the Northwest corner of NW 1/4 of NE 1/4, Section 33, Township 19 South, Range 2 East; thence South 65 degrees 29 minutes East a distance of 184.86 feet to the Northwest corner of Elementary School property, Harpersville, Alabama; thence South 1 degree 06 minutes West along West boundary of said school property a distance of 210.0 feet to the Southwest corner of said school property; thence South 88 degrees 54 minutes East along the South boundary of said school property a distance of 420.0 feet to the Southeast corner of said school property; thence South 52 degrees 17 minutes East along fence line a distance of 218.30 feet to a point; thence North 87 degrees 52 minutes East along a fence line a distance of 1101.22 feet to the point of beginning; thence South 2 degrees 21 minutes 30 seconds East a distance of 681.44 feet to a point under an old fence; thence North 83 degrees 49 minutes 30 seconds East along said old fence, a distance of 418.72 feet to a point; thence North 82 degrees 34 minutes 30 seconds East along said old fence, a distance of 420.40 feet to a point on the West boundary of Government Housing Project, thence North 7 degrees 54 minutes 30 seconds West along said West boundary a distance of 107.27 feet to the point of intersection with the Southwest right-of-way line of Highway U.S. 280; thence North 55 degrees 22 minutes 30 seconds West along said right-of-way line a distance of 496.37 feet to the Northeast corner of the Motel property; thence South 34 degrees 37 minutes 30 seconds West along the Southeast boundary of Motel lot a distance of 250.0 feet to a point; thence North 55 degrees 22 minutes 30 seconds West along the Southwest boundary of said Motel lot a distance of 300.0 feet to a point; thence North 34 degrees 37 minutes 30 seconds East along the Northwest boundary of said Motel lot a distance of 250.0 feet to a point on the Southwest right-of-way line of U.S. 280; thence North 55 degrees 22 minutes 30 seconds West along said right-of-way line a distance of 50.0 feet to a point; thence South 87 degrees 52 minutes West along fence line a distance of 150.0 feet to the point of beginning.

LESS AND EXCEPT property described in that certain deed to Kidd Development Company dated November 29, 1976, recorded in Deed Book 302, Page 391, in the Probate Office of Shelby County, Alabama.

ALSO, LESS AND EXCEPT property described in that certain deed to Vinodoral J. Patel and Kala V. Patel dated September 25, 1984, recorded in Deed Book 003, Page 589, in the Probate Office of Shelby County, Alabama.

ALSO, LESS AND EXCEPT property described in that certain deed to John D. Kidd and Bernice S. Kidd, dated March 7, 1964, recorded in Deed Book 234, Page 495, in the Probate Office of Shelby County, Alabama.

SUBJECT TO EASEMENT, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD:

THE ABOVE DESCRIBED PROPERTY CONSTITUTES NO PORTION OF THE HOMESTEAD OF GRANTORS, NOR THAT OF THEIR SPOUSES.

TO HAVE AND TO HOLD to the said grantee, her heirs and assigns forever.

And WE do, for ourselves and for our heirs, executors and administrators, covenant with said grantee, her heirs and assigns, that, WE are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that WE have a good right to sell and convey the same as aforesaid; that WE will, and our heirs, executors and administrators shall warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set our hands and seals this 31st day of August, 1998.

Patsy McCranie
Patsy McCranie

Diane Conwill
Diane Conwill

Sherry Elliott
Sherry Elliott

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Patsy McCranie, a married woman; Diane Conwill, a married woman; and Sherry Elliott, a married woman, whose names 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 31st day of August, 1998.

Judy R. Davis
Notary Public
My Commission Expires: 7/3/2002

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