

This form furnished by: **Cahaba Title, Inc.** 988-5600

Inst 1998-38727

This instrument was prepared by:
(Name) _____
(Address) _____

Send Tax Notice to:
(Name) Kay Abrams
(Address) PO Box 2
Jagnew, AL 35137

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE DOLLAR (\$ 1.00) and other valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Barry B. and wife, Kelli B. Ellison

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Everett B. and wife, Shlela K. Abrams

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

Commence at the southeast corner of the northwest quarter of the northwest quarter of Section 4, Township 22 south, Range 1 west, Shelby County, Alabama and run thence North 00 degrees 00 minutes 07 seconds West along the east line of said quarter-quarter a distance of 786.94' to a point; Thence run South 52 degrees 13 minutes 00 seconds West a distance of 381.23' to the point of beginning of the property being described; Thence continue along last described course a distance of 264.52' to a point on the northerly right of way line of Shelby County Road No.# 315; Thence run South 41 degrees 50 minutes 00 seconds East along said right of way line a distance of 108.28' to a point; Thence run South 51 degrees 09 minutes 21 seconds East along same said right of way line a distance of 173.55' to a point; Thence run North 18 degrees 02 minutes 29 seconds East a distance of 112.41' to a point; Thence run North 00 degrees 39 minutes 26 seconds East a distance of 124.58' to a point; Thence run North 16 degrees 03 minutes 20 seconds West a distance of 125.02' to the point of beginning, containing 1.1 acres, more or less

10/05/1998-38727
11:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
11.00

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 said grantee, his, her or 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 stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 3rd day of JUNE, 19 98

Barry B. Ellison (Seal) _____ (Seal)
Kelli B. Ellison (Seal) _____ (Seal)

(Seal) _____ (Seal)

MY COMMISSION EXPIRES MAY 7, 2001

STATE OF ALABAMA
SHELBY County } General Acknowledgment

I, Lana E. Jeter a Notary Public in and for said County, in said State, hereby certify that

whose name(s) she signed to the foregoing conveyance, and who she 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 3rd day of June, 19 98