

THIS INSTRUMENT PREPARED BY:
WEATHINGTON & MOORE, P.C.
819 Parkway Drive, S.E.
Leeds, Alabama 35094

Send Tax Notice To:

Inst # 1999-00277

01/04/1999
WARRANTY DEED 1999-00277
03:13 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE CWH 11.50

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ^{500.00} Ten and No/100 Dollars (\$10.00) and other good and 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, Rose Adams and husband, Ralph Adams, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Vickie A. Peterson (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Our one-fifth interest in and to the following parcel of real estate:

Commence at the NE corner of the NW1/4 of NW1/4 of Section 31, Township 18 South, Range 1 West, and run South along the East line of said 1/4 1/4 section 165 feet to the point of beginning; thence South 87 deg. 30' West and parallel with the North line of said 1/4 1/4 section a distance of 87 feet to the NE corner of Farrell John Adams lot; thence run in a southerly direction, parallel with the easterly right of way line of a public road, and along the East line of Ferrell John Adams lot, Terrell Lane and Loretta Dean Gilmore Adams lot, and Ellen Frances Adams and Roland Patrick Harding lot, a distance of more than 330 feet to a point which is 495 feet South of the North line of said 1/4 1/4 section, being the SE corner of said Ellen Frances Adams and Roland Patrick Harding lot; thence run East, parallel with the North line of said 1/4 1/4 section, a distance of 149.58 feet to the East line of said 1/4 1/4 section; thence run North, along the East line of said 1/4 1/4 section, a distance of 330 feet to the point of beginning.

ALSO commence at the NE corner of the NW1/4 of NW1/4 of Section 31, Township 18 South, Range 1 West, and run South along the East line of said 1/4 1/4 section 165 feet; thence South 87 deg. 30' West and parallel with the North line of said 1/4 1/4 section 603 feet to the NW corner of J.W. and Catherine Adams lot, as shown by deed recorded in Deed Book 191, at page 303, Office of the Judge of Probate of Shelby County, Alabama, which is the point of beginning of the parcel herein described; thence 90 deg. to the left and along said Adams lot, 84 feet; thence southerly a distance of more than 160 feet to the NW corner of Rose Adams lot as shown by deed recorded in Deed Book 264, page 108, in said Probate Office; thence continue in a southerly direction along the West line of said Rose Adams lot, a distance of 85 feet to a point which is 495 feet South of the North line of said 1/4 1/4 section; thence run West, parallel with the North line of said 1/4 1/4 section, a distance of 654.42 feet, more or less, to the West line of said 1/4 1/4 section; thence run North, along the West line of said 1/4 1/4 section, a distance of 330 feet to a point which is 165 feet South of the North line of said 1/4 1/4 section; thence run East, parallel with the North line of said 1/4 1/4 section a distance of 717 feet, more or less, to the beginning.

Legal description furnished by grantor; deed prepared without benefit of title insurance or title search.

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 4 day of December, 1998.

Rose Adams
Rose Adams

Ralph Adams
Ralph Adams

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Rose Adams and Ralph Adams, whose name(s) 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 4 day of December, 1998.

Sanja K. Warner
Notary Public

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