

**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-4204 (205) 669-4291 Fax(205) 669-3130

(Name) Sharron M. Gaut

(Address)

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-87 Rev. 1-46

**WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama**

1999-03437

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

01/26/1999-03437

10:09 AM CERTIFIED

That in consideration of Sixty Thousand and no/100

SHELBY COUNTY DEED OF MORTGAGE

001 CM 13.50

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

Jerry Lawley as Personal Representative of the estate of Lois Miller Vernon (a/k/a Lois M. Goggins), deceased. Case No. 37-211 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Sharron M. Gaut

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

A parcel of land in the NE 1/4 of the NE 1/4 of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:  
Commence at the NE corner of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama and run thence Westerly along the North line of said Section a distance of 966.00 feet to a point; thence turn 81 deg. 36 min. 02 sec. left and run Southerly 313.02 feet to a point; thence turn 88 deg. 25 min. 58 sec. right and run Westerly 129.08 feet to the point of beginning of the property being described; thence turn 90 deg. 04 min. 04 sec. right and run Northerly a distance of 8.69 feet to a capped steel rebar corner (Stamped Survconn-9049); thence turn 90 deg. 57 min. 18 sec. left and run Westerly a distance of 70.00 feet to a capped steel rebar corner (Stamped Survconn -9049); thence turn 89 deg. 02 min. 18 sec. left and run Southerly a distance of 123.00 feet to a Capped steel rebar corner (Stamped Survconn-9049) on the Northerly margin of Second Avenue SW in Alabaster, Alabama; thence turn 90 deg. 55 min. 57 sec. left and run Easterly along said margin of said street a distance of 70.00 feet to a vertical cross tie post with nail therein corner; thence turn 89 deg. 04 min. 28 sec. left and run Northerly a distance of 114.34 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to taxes for 2000 and subsequent years, easements, restrictions, rights of way and permits of record.

\$55,000.00 of the above recited purchase price was paid from a mortgage recorded herewith.

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 have hereunto set my hands(s) and seal(s), this 25th day of January, 1999

(Seal)

(Seal)

(Seal)

*Jerry Lawley as Personal Representative*  
Jerry Lawley as Personal Representative  
of Estate of Lois Miller Goggins Vernon

(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 Jerry Lawley as Personal Representative 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of January A. D., 1999

My Commission Expires: 10/16/2000

Notary Public