

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to: Frances Kay Dawkins

(Name)

(Address) 5781 Highway 10

MONTEVALLO, AL 35115

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE DOLLAR, (\$1.00), 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,

MARGARET B. TERRELL, an unmarried woman; MILTON FRANKLIN TERRELL, a married man; and

JAMES VICTOR TERRELL, an unmarried man

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

FRANCES KAY DAWKINS

(herein referred to as grantee, whether one or more), the following described real estate, situated in

SHELBY

County, Alabama, to-wit:

Commence at the Southwest corner of the Southeast Quarter of the Northwest Quarter of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama, and run thence South 89 degrees 41 minutes 54 seconds East along the South line of said Quarter-Quarter a distance of 1162.00 feet to a point; thence run North 01 degrees 45 minutes 41 seconds East a distance of 436.87 feet to the point of beginning of the property being described; thence run North 86 degrees 29 minutes 04 seconds West a distance of 8.81 feet to a point; thence run North 03 degrees 40 minutes 07 seconds East a distance of 32.94 feet to a point; thence run South 86 degrees 29 minutes 04 seconds East a distance of 7.71 feet to a point; thence run South 01 degrees 45 minutes 41 seconds West a distance of 32.96 feet to the point of beginning. According to survey of Joseph E. Conn, Jr., RLS #9049, dated May 17, 1999.

SUBJECT TO:

Any and all reservations, easements and restrictions of record.

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE MARRIED GRANTOR, NOR THAT OF HIS SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

Inst # 1999-22099

05/26/1999-22099
01:22 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

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 25th day of May, 19 99

(Seal)

(Seal)

(Seal)

Margaret B. Terrell

MARGARET B. TERRELL

Milton Franklin Terrell

MILTON FRANKLIN TERRELL

James Victor Terrell

JAMES VICTOR TERRELL

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, the undersigned authority in said State, hereby certify that MARGARET B. TERRELL, an unmarried woman, MILTON FRANKLIN TERRELL, a married man, and JAMES VICTOR TERRELL, an unmarried man, 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 25th day of May, 19 99

My Commission Expires: 5/17/2003

Antwone K. Lamp
Notary Public