

STATE OF ALABAMA )  
SHELBY COUNTY )

**WARRANTY DEED**

Inst # 1999-50021

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that **LINDELL BATES**, a single man, hereinafter called "Party of the First Part," do(es) hereby GRANT, BARGAIN, SELL AND CONVEY unto **JEFFREY L. BATES**, hereinafter called "Party of the Second Part" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

From a 6' x 6' rock at the N.W. corner of the NW¼ - SE¼ of Section 29, T19S-R2E, run thence South along the West boundary of said NW¼ - SE¼ a distance of 678.67 feet to a ½' rebar on the Southerly boundary of U.S. Highway #280 (250' R.O.W.), being the point of beginning of herein described parcel of land; thence continue along said course a distance of 69.33 feet to a ½' rebar; thence turn 73° 29' 40" left and run 68.10 feet to a ½' rebar; thence turn 90° 00' left and run 66.47' to a ½' rebar on the Southerly boundary of aforementioned U.S. Highway #280; thence turn 90° 00" left and run 87.80 feet along said highway boundary to the point of beginning of herein described parcel of land, containing 0.12 acres.

This conveyance is subject to all easements, rights-of-way and restrictions of record affecting said property.

TO HAVE AND TO HOLD to the said Party of the Second Part in fee simple forever, together with every contingent remainder and right of reversion.

The Party of the First Part, does individually and for the heirs, executors, and administrators of the Party of the First Part covenant with said Party of the Second Part and the heirs and assigns of the Party of the Second Part, that the Party of the First Part is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Party of the First Part has a good right to sell and convey the said premises; that the Party of the First Part and the heirs, executors, and administrators of the Party of the First Part shall warrant and defend the said premises to the Party of the Second Part and the heirs and assigns of the Party of the Second Part forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Party of the First Part has executed this Deed and set the seal of the Party of the First Part thereto on this the 2nd day of November, 1999 at Sylacauga, Talladega County, Alabama.

12/10/1999-50021  
01:54 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

PARTY OF THE FIRST PART

  
Lindell Bates

(L.S.)

STATE OF ALABAMA )  
TALLADEGA COUNTY )

**ACKNOWLEDGMENT**

I, the undersigned, a Notary Public for the State at Large, hereby certify that Lindell Bates, whose name is signed to the foregoing Warranty Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that he executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 2nd day of November, 1999.

  
Notary Public

My Commission Expires:

November 5, 2001

**SEND TAX NOTICE TO:**

Mr. Jeffrey L. Bates  
P.O. Box 165  
Sylacauga, AL 35150

**THIS INSTRUMENT PREPARED WITHOUT EXAMINATION OF TITLE BY:**

Michael A. Givens  
Attorney at Law  
715 West Ft. Williams Street  
Sylacauga, AL 35150

Inst # 1999-50021

1-2/10/1999-50021  
01:54 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MMS 11.50