

This instrument was prepared by

HARRISON, CONWILL, HARRISON & JUSTICE

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred and no/100-----Dollars

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

Hubert B. Reeves, Jr. and wife, Ann C. Reeves

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

Debra Reeves

(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 SE $\frac{1}{4}$ of Section 14, Township 22 South, Range 1 East; thence run Northerly along the West boundary of said quarter section for 512.71 feet to the point of beginning of the parcel of land herein described; thence turn a deflection angle of 91 deg. 16 min. 44 sec. to the right and run 38.00 feet to a point; thence turn a deflection angle of 91 deg. 16 min. 44 sec. to the left and run 149.30 feet to a point; thence turn a deflection angle of 90 deg. 00 min. to the left and run 148.81 feet to a point; thence turn a deflection angle of 90 deg. 00 min. to the left and run 143.02 feet to a point; thence turn a deflection angle of 102 deg. 14 min. 06 sec. to the left and run 32.15 feet to a point; thence turn a deflection angle of 21 deg. 00 min. 29 sec. to the right and run 80.34 feet to the point of beginning. Said parcel is lying in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 14, Township 22 South, Range 1 East, and contains 0.49 acre.

ALSO, a 30 foot easement for ingress and egress described as follows:

Commence at the Southwest corner of the SE $\frac{1}{4}$ of Section 14, Township 22 South, Range 1 East; thence run Northerly along the West boundary of said quarter section for 512.71 feet to a point; thence turn a deflection angle of 91 deg. 16 min. 44 sec. to the right and run 38.00 feet to a point; thence turn a deflection angle of 91 deg. 16 min. 44 sec. to the left and run 149.30 feet to the point of beginning of the easement herein described; thence continue along the last described course for 30.00 feet; thence turn a deflection angle of 90 deg. 00 min. to the left and run 152.18 feet; thence turn a deflection angle of 12 deg. 51 min. 46 sec. to the left and run 567.16 feet to the point of intersection with the Northeast right-of-way line of County Highway 42; thence turn a deflection angle of 117 deg. 00 min. 28 sec. to the left and run along said right-of-way for 33.67 feet; thence turn a deflection angle of 62 deg. 59 min. 32 sec. to the left and leaving said right-of-way run 548.47 feet to a point; thence turn a deflection angle of 12 deg. 51 min. 46 sec. to the right and run 148.81 feet to the point of beginning. Said easement is lying in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 14, Township 22 South, Range 1 East, and contains 0.49 acre.

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

day of January ~~10~~ 18 ~~xxxxxx~~ 2000

(SEAL)

Hubert B. Reeves, Jr.

(SEAL)

(SEAL)

Hubert B. Reeves, Jr.

(SEAL)

Ann C. Reeves

(SEAL)

Ann C. Reeves

(SEAL)

STATE OF Alabama

Shelby

COUNTY

General Acknowledgment

I, the undersigned

a Notary Public in and for said County.

in said State, hereby certify that **HUBERT B. REEVES, JR. and wife, ANN C. REEVES**

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 18 day of January A.D. ~~2000~~ 2000

MY COMMISSION EXPIRES JANUARY 26, 2003

Frank L. ...

Notary Public

Inst # 2000-02072

01219/2000-02072
10:33 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

801 MS 9.00