

WARRANTY DEED

20051026000557770 1/3 \$27.00
 Shelby Cnty Judge of Probate, AL
 10/26/2005 03:34:24PM FILED/CERT

This instrument was prepared by
 Steven R. Sears, attorney
 655 Main Street, BX Four
 Montevallo, AL 35115+0004
 telephone: 665-1211
 without benefit of title evidence.

Please send tax notices to:

Lester Warren Ulch
 130 Countryside Lane
 Bessemer, AL 35023

State of Alabama)
 County of Shelby)

Know all men by these presents, that in consideration of two hundred seventy-five thousand dollars, of which two hundred sixty-five thousand dollars is the proceeds of a mortgage and notes executed contemporaneously herewith, to the undersigned grantors in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **NORMAN V ASHCRAFT AND WIFE SHARON SPIELMAN ASHCRAFT**, of 329 County Road 137, Jemison, AL 35085, do grant, bargain, sell, and convey unto **LESTER WARREN ULCH**, a married man, of 130 Countryside Lane, Bessemer, AL 35023 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel B:

Commence at the SW corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, §7, Twp 24N, R13E, and run N 465 feet; thence turn 18° left and run 55 feet; thence turn 80°30' right and run 86.9 feet; thence turn 93°35'15" left and run 71.05 feet to the point of beginning: Thence continue along last described course 21.26 feet; thence turn 81°21'27" left and run 141.99 feet; thence turn 90°00'11" right and run 3.6 feet; thence turn 90°00'11" left and run 8 feet; thence turn 89°59'49" right and run 30.19 feet to the S right-of-way line of Shelby County Road No. 18; thence turn 50°50'38" left and run 27.12 feet; thence turn 129°09'33" left and run 204.49 feet to the point of beginning. All according to a survey of Gary R Smith, RLS #6740 and dated January 29, 1991.

Parcel C:

Commence at the SW corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, §7, Twp 24N, R13E and run N 465 feet; thence turn 18° left and run 55 feet to the point of beginning: Thence turn 80°30' right and run 86.9 feet; thence turn 93°35'15" left and run 71.05 feet; thence turn 81°21'38" left and run 204.49 feet to the S right-of-way line of Shelby County

Highway 18; thence turn 50°50'27" left and run along said right-of-way line 18 feet to the E right-of-way of Alabama Highway 155, being a point on a curve to the right having a central angle of 0°48'14" and a radius of 5754 feet; thence along the arc of said curve 80.74 feet; thence turn 70°17'42" left from extended chord and run 106.57 feet to the point of beginning.

According to a survey of Gary R Smith, RLS #6740 and dated January 29, 1991.

No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

To have and to hold to the said grantee, his heirs and assigns forever.

Norman V Ashcraft and Sharon Spielman Ashcraft, do for themselves and for their administrators, heirs, and successors covenant with the said grantee, her heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their administrators, heirs, and successors shall warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, we, NORMAN V ASHCRAFT AND SHARON SPIELMAN ASHCRAFT, have set our hands and seals, this 27 October 2005.

Witness:

Steven Sears

Steven Sears

Norman V Ashcraft (Seal)
NORMAN V ASHCRAFT

Sharon Spielman Ashcraft (Seal)
SHARON SPIELMAN ASHCRAFT

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that **NORMAN V ASHCRAFT AND SHARON SPIELMAN ASHCRAFT**, whose names are signed to the foregoing conveyance, and who are (made) 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 27 October 2005.

Shelby County, AL 10/26/2005
State of Alabama

Deed Tax: \$10.00

Steven R. Sears

Notary public

