



20051212000640460 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
12/12/2005 10:42:50AM FILED/CERT

This instrument was prepared by:
H. Doug Redd, Esq.
Attorney at Law
2300 Sweeney Hollow Rd
Birmingham, Alabama 35215

Send Tax Notice To ^{12/}
Elizabeth P. McWaters
81 Brent Circle
Remlap, AL 35133

WARRANTY DEED

STATE OF ALABAMA)

) KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of One dollar and 00/100-----(\$1.00) Dollars to the undersigned Grantors in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, **Elizabeth P. McWaters, Executrix of The Estate of Maurice R. Poe, deceased, Probate Case No. 179802**, (herein referred to as GRANTOR(S)) do grant, bargain, sell and convey unto **Elizabeth P. McWaters**, (herein referred to as GRANTEE(S)) in fee simple, the following described real estate situated in SHELBY County, Alabama, to-wit:

PARCEL 1:

A parcel of land lying in the Northwest Quarter of the Southwest Quarter of Section 34, Township 21 South, Range 1 East. Shelby County, Alabama and being more particularly described as follows:

Commencing at a railroad spike found in County Highway 77 being the southwest corner of said Section 34; thence N 05°31'02" E along said County Highway 77 a distance of 1257.89 feet to a point; thence S 83°1'44" E a distance of 39.91 feet to a 5/8" capped rebar set "19753" on the easterly right-of-way line of said County Highway 77 thence N 04° E along said easterly right-of-way a distance of 487.08 feet to a 5/8" capped rebar set "19753" at a fence corner; thence S 83°15'36" E along a fence line a distance of 597.78 feet to a point in the center of Little Beeswax Creek; thence along said centerline creek the following chord bearings and distances: N 79°35'07" E a distance of 117.64 feet; N 88°23'33" E a distance of 145.74 feet; S 35°41'23" E a distance of 79.51 feet; S 32°35'31" E a distance of 100.34 feet; S 59° E a distance of 19.78 feet; S 89°39'46" E a distance of 65.55 feet; N 63°05'37" E a distance of 63.70 feet; N 14°04'27" E a distance of 89.05 feet; N 22°35'44" E a distance of 63.56 feet; N 49°15' E a distance of 91.15 feet; thence leaving said centerline creek S 81°42'50" E a distance of 81.73 feet to a 5/8" capped rebar set "19753"; thence S 04°55'10" W along the East Line of the Northwest Quarter of the Southwest Quarter of said Section 34 a distance of 657.08 feet to a 5/8" capped rebar set "19753"; thence N 83° W along the South Line Northwest Quarter of the Southwest Quarter of said Section 34 a distance of 1284.56 feet to the Point of Beginning. Said described property contains 14.86 acres, more or less.

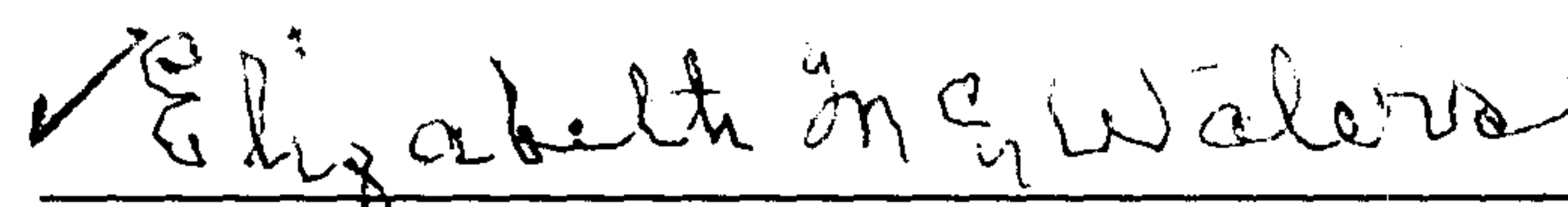
Said property is not the homestead residence of Elizabeth P. McWaters or her spouse.

SUBJECT TO:

1. Taxes and assessments for the year 2005 and subsequent years, which are not yet due and payable.

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEE, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators 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 have hereunto set our hands and seals this 11th day of December, 2005.



Elizabeth P. McWaters, AS EXECUTRIX

OF THE ESTATE OF
Maurice R. Poe, DECEASED
PROBATE CASE 179802
Shelby County, Alabama

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elizabeth P. McWaters, whose name as Executrix of The Maurice R. Poe Estate, Probate Case No. 179802 is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance he/she in his/her capacity as such Executor executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of December, 2005.


NOTARY PUBLIC
My commission expires: 6-28-08