

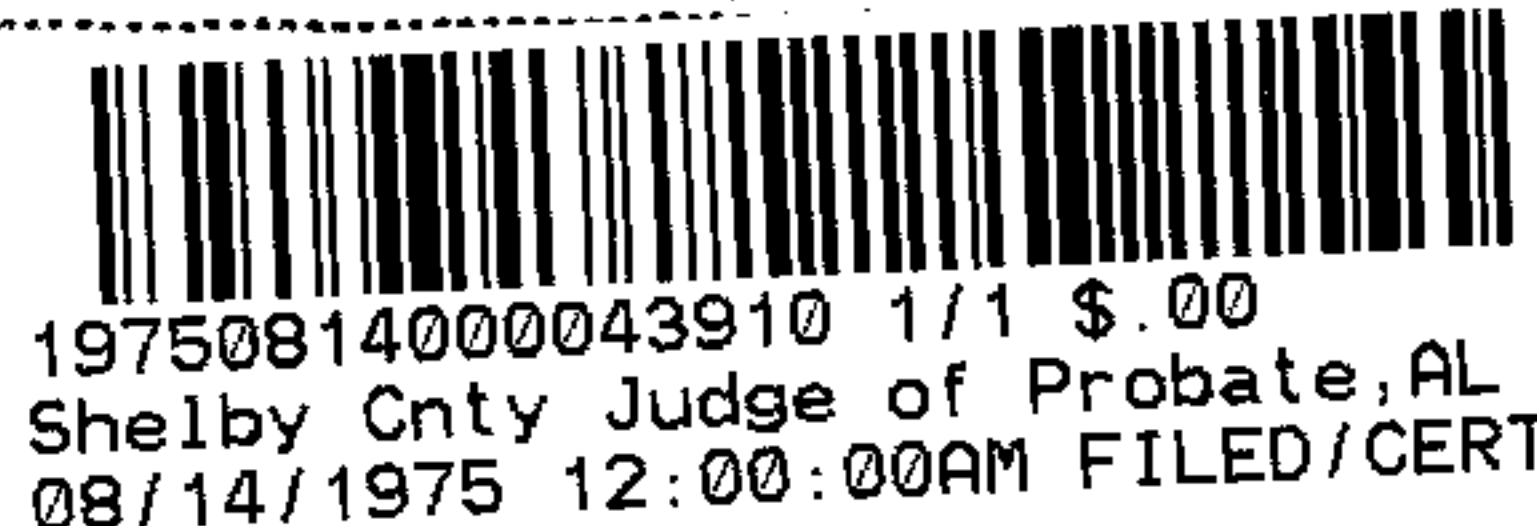
This instrument was prepared by

(Name) Mickey L. Johnson, Attorney

(Address) P.O. Box 325 Pelham, Alabama

Form 1-1-27, Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One (\$1.00) Dollar and other good and valuable considerations

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

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

Barbara Ann Chance Goodwin and husband Bobby Goodwin, Deborah Sue Chance, a minor, and Clifford Earl Chance, a minor

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

Shelby County, Alabama, to-wit:

A tract of land located in the Southwest corner of that certain tract or parcel of land heretofore conveyed by Annie McClane Harper to C.H. Fulton; being the tract of land acquired by the said Annie McClane Harper upon division of the lands owned by the late Charles P. McClane among his heirs, said deed bearing date, to-wit, October 20, 1947 and being of record in the Probate Court of Shelby County, Alabama. Said tract of land herein conveyed being more particularly described as follows: Begin at the point where the boundary line between the land conveyed in the said deed for division among the heirs of the late Charles P. McClane separates the land conveyed to Annie McClane Harper from the lands conveyed to Charles H. McClane, intersects the boundary line of the Montgomery Highway, thence North along the said boundary line separating said properties a distance of 282 ft. to the point where said boundary line intersects the Southern boundary of the R.O.W. of the Alabama Power Company: thence to the East along the Southern boundary line of said R.O.W. a distance of 318 ft. to a point on the Northern boundary line of said Montgomery Highway 70 ft. Eastwardly from the point of beginning: thence Westwardly along the Northern boundary line of said Montgomery Highway 70 ft. to the point of beginning, lying in Sec. 12T. 21S. R 3W.

Reserving and excepting therefrom, however, the right of first refusal in the event that the above named grantees should decide to sell, lease, or otherwise dispose of their interests herein conveyed.

BOOK 8 294 PAGE 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 (ours) heirs, executors, and administrators covenant with the said GRANTEES, 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 noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (ours) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set MY hands(s) and seal(s), this

day of AUGUST, 1975

(Seal)

(Seal)

(Seal)

Willard Chance

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, [Signature], a Notary Public in and for said County, in said State, hereby certify that [Signature] whose name [Signature] signed to the foregoing conveyance, and who [Signature] known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance [Signature] executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of August, A. D., 1975

Notary Public.