

This instrument was prepared by
(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051 822

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 Fifteen Thousand and No/100-----\$15,000.00) Dollars

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

Graham N. Webster and wife, Ruby Webster

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

Ronald Tamplin Tanner

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

Shelby County, Alabama, to-wit:

A part of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 1, Township 21 South, Range 5 West, Shelby County, Alabama, more particularly described as follows:

Begin at the NE corner of said SW $\frac{1}{4}$ of NW $\frac{1}{4}$ and run in a Westerly direction a distance of 330.0 feet to the point of beginning; thence continue last described course in a Westerly direction a distance of 330.0 feet; thence turn left an angle of 90 deg. 45 min. 45 sec. in a Southerly direction a distance of 1320 feet, more or less, to a point on the South line of said SW $\frac{1}{4}$ of NW $\frac{1}{4}$; thence turn left an angle of 89 deg. 14 min. 45 sec. in an Easterly direction along said South line of said SW $\frac{1}{4}$ of NW $\frac{1}{4}$ a distance of 330 feet; thence turn left an angle of 90 deg. 45 min. 45 sec. in a Northerly direction a distance of 1320 feet, more or less, to the point of beginning. Containing 10 acres, more or less, according to survey of James W. Elliott, Registered Land Surveyor, dated December 23, 1978, minerals and mining rights excepted.

Subject to easements and rights of way of record, and subject to Restrictive Covenants recorded in Miscellaneous Book 24 at page 98, Office of Judge of Probate of Shelby County, Alabama.

Also, an easement for ingress and egress of a uniform width of 16 feet along an existing road, from the above described property across adjoining property owned by the grantors to Shades Crest Road.

Subject to purchase money mortgage in the amount of \$15,000.00.

19790223000021980 1/1 \$.00
Shelby Cnty Judge of Probate AL
02/23/1979 12:00:00AM FILED/CERT

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 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 (our) 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, we have hereunto set OUR hands(s) and seal(s), this 22nd day of February 1979

STATE OF ALABAMA
SHELBY COUNTY
I CERTIFY THIS
WARRANTY DEED WAS FILED

1979 FEB 23 AM 8:00 (Seal)

Judge of Probate (Seal)

STATE OF ALABAMA

SHELBY COUNTY

Rec. 1.50
Ind. 1.00
2.50

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Graham N. Webster and wife, Ruby Webster 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 22nd day of February, A. D., 1979

Notary Public.