

This instrument prepared by

(Name) DANIEL M. SPITLER  
Attorney at Law  
(Address) 1972 Chandalar Office Park  
Pelham, Alabama 35124



This Form furnished by:

**Cahaba Title, Inc.**

1970 Chandalar South Office Park  
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ten Thousand and No/100 (\$110,000.00) DOLLARS

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

Earl J. Standifer and wife, Nuna Standifer

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

Robert E. Shiflett and Tillman Eugene Green

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Part of the SE $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: From the S.W. Corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section, run in an Easterly direction along the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section for a distance of 77.98 feet; thence turn an angle to the left of 75 deg. 33' 30" and run in a Northeasterly direction along the East line of Lots 14, 15, 16, 17, and 18, Block 3, Resurvey of George's Subdivision of Keystone, Sector 3, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 4, Page 33, for a distance of 460.0 feet; thence turn an angle to the right of 87 deg. 45' 30" and run in a Southeasterly direction for a distance of 280.40 feet to the point of beginning; thence turn an angle to the left of 73 deg. 47' and run in a Northeasterly direction for a distance of 190.03 feet; thence turn an angle to the right of 88 deg. 16' 30" and run in a Southeasterly direction for a distance of 78.0 feet; thence turn an angle to the left of 28 deg. 37' and run in an Easterly direction for a distance of 138.06 feet, more or less, to a point on the Northwest right-of-way line of Hickory Hills Drive; thence turn an angle to the right and run in a Southwesterly direction along said Northwest right-of-way line for a distance of 211.60 feet; thence turn an angle to the right and run in a Northwest-erly direction for a distance of 184.33 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.

CONTINUED ON REVERSE HEREOF

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 28th

day of April, 19 83

(SEAL)

Earl J. Standifer  
EARL J. STANDIFER

(SEAL)

(SEAL)

Nuna Standifer  
NUNA STANDIFER

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

I, the undersigned  
in said State, hereby certify that

a Notary Public in and for said County.

Earl J. Standifer and wife, Nuna Standifer

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 28th day of April, A.D. 19 83

[Signature]  
Notary Public

BOOK 346 PAGE 719

CONTINUATION:

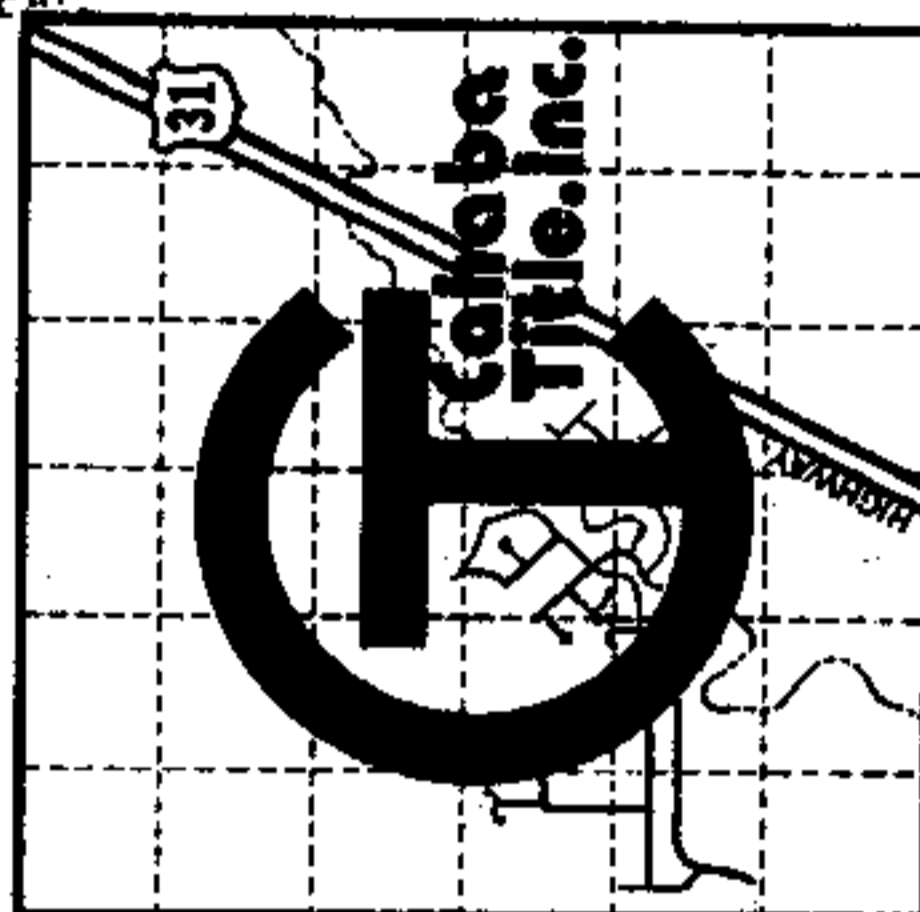
Subject to:

- (1) Taxes due October 1, 1983.
- (2) Title to minerals underlying caption lands with mining rights and privileges belonging thereto.
- (3) Material Option to State Highway Department dated April 5, 1972, recorded in Deed Book 274, Page 604 in Probate Office of Shelby County, Alabama.

\$88,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

STATE OF ALA. SHELBY CO. *Deed tax 22.00*  
I CERTIFY THIS *Rec. 300*  
INSTRUMENT WAS FILED *Ind. 1.00*  
*See Mtg 430-457*  
1983 APR 29 PM 3:34 *26.00*

*Thomas A. Snowden, Jr.*  
JUDGE OF PROBATE



STATE OF ALABAMA  
COUNTY OF

WARRANTY DEED

TO

Recording Fee \$  
Deed Tax \$

This form furnished by

**Cahaba Title, Inc.**

1970 Chandalair South Office Park

Pelham, Alabama 35124

Telephone

205-663-1130  
Representing St. Paul Title Insurance Corporation

Return to:

BOOK 346 PAGE 720