

This instrument was prepared by
(Name) Wallace, Ellis, Head & Fowler, Attorneys
(Address) Columbiana, Alabama 35051
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 EIGHTEEN THOUSAND AND NO/100 (\$18,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we,
Charles B. Levins and wife, Lynn B. Levins

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

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

PARCEL 1:
Commence at the Southeast corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 10, Township 21 South, Range 1 East, Shelby County, Alabama; thence run North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 548.50 feet; thence turn an angle of 89 deg. 22 min. 37 sec. to the left and run a distance of 555.91 feet; thence turn an angle of 90 deg. 37 min. 23 sec. to the left and run a distance of 548.41 feet; thence turn an angle of 89 deg. 22 min. 06 sec. to the left and run a distance of 555.91 feet to the point of beginning. Situated in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 10, Township 21 South, Range 1 East, Shelby County.
ALSO, an easement for ingress and egress to and from the above described land in favor of the grantees herein, their heirs, successors and assigns forever over and across the North 60 feet of the South 65 feet of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 10, Township 21 South, Range 1 East, being the same easement acquired by the grantor herein by that certain deed from Louise Moore Cole and husband, William Cole, dated September 29, 1977, and recorded in Deed Book 308, Page 132, in the Office of the Judge of Probate of Shelby County, Alabama.

BOOK 348 PAGE 336

PARCEL 2:
Commence at the Southeast corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 10, Township 21 South, Range 1 East, Shelby County, Alabama, thence run West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 555.91 feet to the point of beginning; thence continue West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 238.24 feet; thence turn an angle of 89 deg. 22 min. 06 sec. to the right and run a distance of 548.37 feet; thence turn an angle of 90 deg. 37 min. 23 sec. to the right and run a distance of 238.24 feet; thence turn an angle or 89 deg. 22 min. 37 sec. to the right and run a distance of 548.41 feet to the point of beginning. Situated in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 10, Township 21 South, Range 1 East, Shelby County, Alabama, Subject to the following described 60 foot easement across the Southern portion of the above described real estate; North 60 feet of the South 65 feet of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 10, Township 21 South, Range 1 East, Shelby County, Alabama.

\$13,500.00 of the proceeds of this sale are from a mortgage closed simultaneously.

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 1st day of July, 1983.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
WARRANTY DEED WAS FILED
See Mtg. 433 pgs. 464
1983 JUL -7 PM 4:23

Deed tax 4.50
(Seal) Rec. 1.50
Int. 1.00
7.00

Charles B. Levins (Seal)
(Charles B. Levins)
Lynn B. Levins (Seal)
(Lynn B. Levins)

Thomas A. Shumaker (Seal)
JUDGE OF PROBATE

STATE OF ALABAMA }
SHELBY COUNTY } **General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles B. Levins and wife, Lynn B. Levins 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 1 day of July, A. D., 1983.
Lecky Maddox
Notary Public.

ENBC