

TITLE NOT EXAMINED

This instrument was prepared by

(Name) Joel C. Watson, Attorney

1193
This Form furnished by:

Cahaba Title, Inc.

(Address) P. O. Box 987

Alabaster, Alabama 35007

Highway 31 South at Valleydale Road

P. O. Box 689

Pelham, Alabama 35124

Policy Issuing Agent for

Safeco Title Insurance Co

TELEPHONE: 988-5600



WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS & OTHER GOOD AND VALUABLE CONSIDERATION

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

Paul Bean, a single man

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

Monica Martin Smith

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

Shelby County, Alabama, to-wit:

A parcel of land designated as Lot 1 on Plat of land of Paul and Lorene Bean located in the S 1/2 of N 1/2 of the SE 1/4 of NW 1/4 of Section 18, Township 20 South, Range 2 west in Shelby County, Alabama; said parcel being more particularly described as follows:

Beginning at the NW corner of the S 1/2 of the N 1/2 of the SE 1/4 of the NW 1/4 of Section 18, Township 20 South, Range 2 West and measure south south along the west boundary of said quarter section a distance of 330.08 feet to an iron pin located on the north boundary of the S 1/2 of the N 1/2 of the SE 1/4 of the NW 1/4 of said section, thence turning an angle of 90 deg. 00' 37 1/2" to the left and measure and measure east along said north boundary a distance of 362.17' feet to an iron pin said point being the northwest corner of parcel of land the true point of beginning, said point being on the east side of Fungo Hollow Road Right of Way the beginning.

Thence from the said point of beginning measure along the east Right of Way of said Fungo Hollow Road in a southerly direction a distance of 290.63' feet to the northwest corner of the said Lot 1 which is the point of beginning of lot herein described.

(see reverse side)

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 18th

day of July, 19 83.

(SEAL)

Paul Bean
Paul Bean

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF Alabama

Shelby

COUNTY

General Acknowledgment

I, the undersigned
in said State, hereby certify that Paul Bean

a Notary Public in and for said County,

whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of July, A.D. 19 82.

Patricia
Notary Public

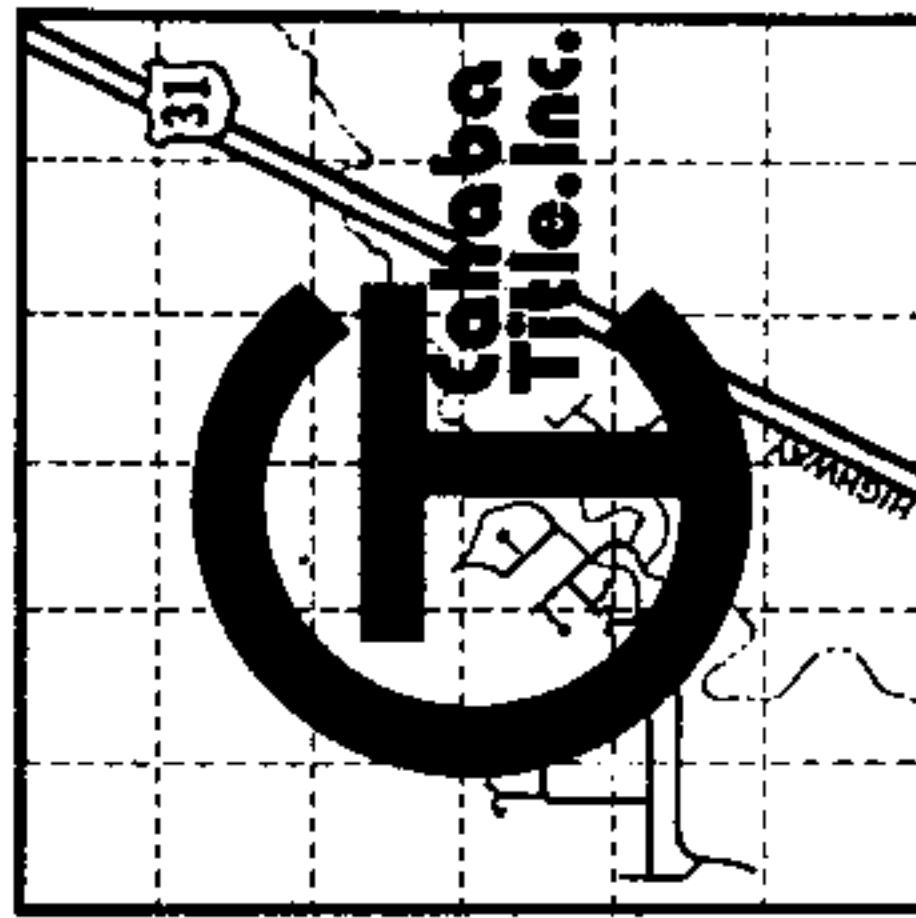
Beginning at the northwest corner of Lot 1 measure easterly along the south boundary of lot one a distance of 100 feet.
Thence turn left and run northerly 50 feet; thence turn left and run westerly a distance of 100 feet to the east line of the said Right of Way of the said Fungo Hollow Road; thence turn left and run southerly along the east line of said right of way 50 feet to the point of beginning.
Located in the NW corner and in the south half of Lot 1 which is in the lot of Lena Maye Bean.

Deed TAX 1.00
Rec 3.00
Ind 1.00
\$ 5.00

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1983 JUL 28 PM 2:21

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.

Policy Issuing Agent for
Safeco Title Insurance Co.
TELEPHONE: 988-5600



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