

SEND TAX NOTICE TO:

(Name)

Betty Bass

(Address)

*2608-McKleroy Ave.
Anniston, Ala.
36201*

1152

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

Post Office Box 822

(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 the division of the estates of W. E. Alexander and Pearl Alexander

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

Hazel Grider and husband, Jimmy R. Grider; James E. Alexander and wife, Mandy L. Alexander; Betty J. Bass, an unmarried widow; and Joseph H. Alexander and wife, Loretta Ann Alexander (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Betty J. Bass, an unmarried widow

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

SEE REVERSE SIDE FOR LEGAL DESCRIPTION.

The grantors herein constitute all of the heirs at law and next of kin of W. E. Alexander and Pearl Alexander, grantees in that certain deed recorded in Deed Book 122, Page 108, in Probate Office of Shelby County, Alabama.

W. E. Alexander died in November, 1984, and Pearl Alexander died October 24, 1957, leaving no Last Will and Testament, and leaving as their heirs at law and next of kin the above grantors.

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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 21st day of February, 1986.*Betty J. Bass* (Seal)
Betty J. Bass*Joseph H. Alexander* (Seal)
Joseph H. Alexander*Loretta Ann Alexander* (Seal)
Loretta Ann Alexander*Hazel Grider*
Hazel Grider*Jimmy R. Grider* (Seal)
Jimmy R. Grider*James E. Alexander* (Seal)
James E. Alexander*Mandy L. Alexander* (Seal)
Mandy L. Alexander

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Hazel Grider and husband, Jimmy R. Grider whose names 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 21st day of February, A. D. 1986.

SEE ATTACHED SHEET FOR ADDITIONAL ACKNOWLEDGMENTS.

Ramona S. [Signature]

PARCEL 3:

A part of the SW 1/4 of the NE 1/4 of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:
Commence at the NW corner of the NE 1/4 of the NE 1/4, Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, and run thence Southerly along the West line of the East 1/2 of the NE 1/4 of said Section 5, a distance of 2638.52 feet to a point on the North line of Shelby County Highway Number 22; thence turn an angle of 97 deg. 49' 41" right and run Westerly along said right of way line a distance of 229.23 feet to a point; thence turn an angle of 3 deg. 51' 58" left and run Westerly along said right of way a distance of 90.40 feet to the point of beginning of the property, Parcel No. 3, being described; thence continue along last described course a distance of 303.56 feet to a point; thence turn an angle of 95 deg. 16' 35" right and run Northerly a distance of 301.58 feet to a point; thence turn an angle of 90 deg. 41' 17" left and run Westerly a distance of 90.0 feet to a point, said point also being the Northeast corner of the Dogwood Baptist Church property; thence turn an angle of 84 deg. 15' 04" right and run Northerly a distance of 323.69 feet to a point; thence turn an angle of 90 deg. 00' right and run Easterly a distance of 328.98 feet to a point; thence turn an angle of 90 deg. 00' right and run Southerly a distance of 20.24 feet to a point; thence turn an angle of 2 deg. 48' 05" left and run Southerly a distance of 619.04 feet to the point of beginning.
According to survey of Joseph E. Conn, Jr., Reg. No. 9049, dated February 10, 1986.

The following easement is reserved from the above described parcel of land:

A 20-foot easement for ingress and egress lying 10 feet either side of a centerline described as follows:

Commence at the N.W. corner of the NE 1/4 of the NE 1/4, Section 5, Township 22 South, Range 3 West, Shelby County, and run thence Southerly along the West line of the East 1/2 of the NE 1/4 of said Section 5, a distance of 2638.52 feet to a point on the North line of Shelby Highway Number 22; thence turn an angle of 97 deg. 49' 41" right and run Westerly along said right of way a distance of 229.23 feet to a point; thence turn an angle of 3 deg. 51' 58" left and run Westerly along said right of way a distance of 90.40 feet to the point of beginning of the centerline of said 20-foot easement: thence turn an angle of 86 deg. 02' 17" right and run a distance of 619.04 to a point; thence turn an angle of 45 deg. to the right and run a distance of 230 feet more or less, to the end of said centerline of said easement, which said point is on the West line of a parcel of land conveyed simultaneously herewith to James E. Alexander and wife, Mandy L. Alexander.

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RETURN TO:

TO

WARRANTY DEED

STATE OF ALABAMA,
County.

Judge of Probate

LAWYERS TITLE INSURANCE
CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$
RECORD FEE \$
TOTAL \$

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that JAMES E. ALEXANDER AND WIFE, MANDY L. ALEXANDER whose names 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 21st day of February, 1986.

Ramona S. Wilder
Notary Public

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Betty J. Bass, an unmarried widow, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of February, 1986.

Ramona S. Wilder
Notary Public

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that JOSEPH H. ALEXANDER AND WIFE, LORETTA ANN ALEXANDER whose names 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 21st day of February, 1986.

Ramona S. Wilder
Notary Public

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

1986 FEB 21 AM 11:21

J. Ramona S. Wilder
JUDGE OF PROBATE

1. Deed Tax	\$ <u>50</u>
2. Mtg. Tax	<u>750</u>
3. Recording Fee	<u>600</u>
4. Indexing Fee	<u>1400</u>
TOTAL	<u>2800</u>