

This Instrument was Prepared by  
JOHN R. CHRISTIAN, ATTORNEY  
2230 - 3RD AVENUE, NORTH  
BIRMINGHAM, ALABAMA 35203

SEND TAX NOTICE TO:

Ned A. Daniell  
2612 Lakeland Trail  
Birmingham, Alabama 35243

STATE OF ALABAMA )

SHELBY COUNTY )

1151

5,000.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Dollar (\$1.00) and in compliance with Judgment of Divorce, Civil Action No. DR 79 505-553 JGB to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Carol W. Rickles, a married woman, grant, bargain, sell and convey unto Ned A. Daniell, all of my right, title and interest in the following described real estate, situated in Shelby County, Alabama, to-wit:

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Commence at an iron pin which marks the NE corner of the S $\frac{1}{2}$  of the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 30, Township 19 South, Range 1 East, Shelby County, Alabama, which point is also the point of beginning of the parcel herein described; thence run South 02 deg. 12 min. 43 sec. East along the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  for 661.00 feet to a corner which is the SE corner of said  $\frac{1}{4}$ - $\frac{1}{4}$ ; thence run North 89 deg. 26 min. 22 sec. West along the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  for 733.56 feet to a point which marks the intersection of the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  and the North R/W of U. S. Highway No. 280; thence run North 49 deg. 18 min. 35 sec. West along the North R/W of said highway for 42.17 feet to a point; thence run Westerly along a curve to the left on the North R/W of said highway for 544.36 feet (angle = 1 deg. 20 min. 11 sec., R 23338.81, Chord = N 86 deg. 44 min. 09 sec. W, Chord Dist. = 544.34 feet) to a point; thence run N 87 deg. 24 min. 08 sec. W, for 43.50 feet to a point on the West line of the aforementioned  $\frac{1}{4}$ - $\frac{1}{4}$ ; thence run N 00 deg. 10 min. 45 sec. E along the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  for 638.07 feet to a point; thence run S 88 deg. 02 min. 44 sec. E for 1325.67 feet to the point of beginning. Said parcel contains 20.23 acres, more or less, and is further described as being the S $\frac{1}{2}$  of the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$ , less area acquired for highway R/W, and is located entirely in Section 30, Township 19 South, Range 1 East, Shelby County, Alabama.

A parcel of land located in the north half of the southwest quarter (N- $\frac{1}{2}$  of SW- $\frac{1}{4}$ ), Section 30, Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the northeast corner of the south half of southwest quarter of northwest quarter (S- $\frac{1}{2}$  of SW- $\frac{1}{4}$  of NW- $\frac{1}{4}$ ) of said Section, thence S 2° 12' 43" E a distance of 661.00 feet to a point, being the point of beginning; thence continue along said line a distance of 91.12 feet; thence N 84° 51' 57" W a distance of 686.53 feet; thence N 49° 18' 35" W a distance of 70.24 feet; thence S 89° 26' 22" E a distance of 733.56 feet to the point of beginning, containing 1.16 acres, more or less.

There is reserved from this grant all oil, gas, coal and other minerals together with the usual rights for the mining and removal thereof.

Such land is conveyed subject to any existing recorded easements for any purpose including easements for public roads, utilities lines and pipelines, and ad valorem tax liens for the current tax year.

Subject to easements and restrictions of record.

Carol W. Rickles is one and the same as Carol W. Daniell, who was formerly married to Ned A. Daniell and who is a co-owner of both of the above described properties.

Neither of the above described parcels are the homestead, nor form any part of the homestead, of the Grantor.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

And I do for myself and for my heirs, executors and administrators covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2<sup>d</sup> day of April, 1986.

Carol W. Rickles  
Carol W. Rickles

STATE OF ALABAMA )

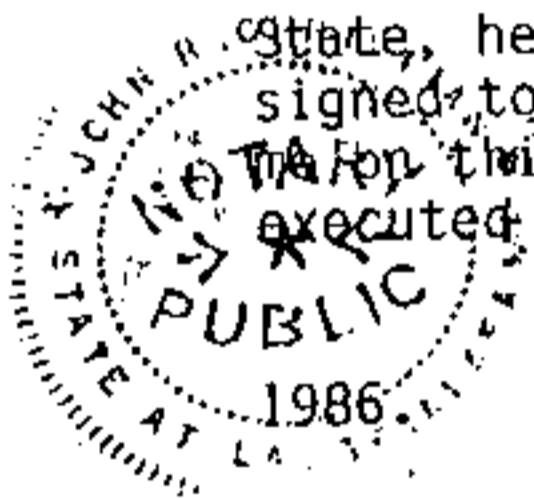
JEFFERSON COUNTY )

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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carol W. Rickles, a married woman, 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 2<sup>d</sup> day of April,

[Signature]  
Notary Public



STATE OF ALA. COUNTY OF JEFF.  
I CERTIFY THIS INSTRUMENT WAS FILED

1986 APR 17 PM 2:36

[Signature]  
JUDGE OF PROBATE

1. Deed Tax	\$ 5.00
2. Mtg. Tax	_____
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	11.00