

This instrument was prepared by

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(Name) James C. Pino, Attorney

(Address) P. O. Box 766, Alabaster, AL 35007



This Form furnished by:

Cahaba Title, Inc.1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

WARRANTY DEED

TAX VALUE - \$500.00

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and No/100th (\$10.00) Dollars and other good and valuable considerations

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

Tammy Kaye Beane Splawn and husband, Steven L. Splawn

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

Naomi Nell Beane

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

Shelby County, Alabama, to-wit:

A tract of land in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 7, Township 20 South, Range 2 West, situated in Shelby County, Alabama, being more particularly described as follows: Commence at the Northeast corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec. 7, Township 20 South, Range 2 West and run in a southerly direction along the east line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 1181.11 feet to the point of beginning; thence continue in a southerly direction along the east line of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Sec. 7 a distance of 426.58 feet to a point; thence turn an interior angle of 87 deg. 39 min. 57 sec. and run to the right in a westerly direction a distance of 107.88 feet to a point on the easterly right of way line of Shelby County Road No. 35; said point being a point on a curve; thence turn an interior angle of 98 deg. 08 min. 55 sec. (angle measured to tangent) and run to the right in a northerly direction along the arc of a curve to the left having a central angle of 12 deg. 51 min. 43 sec. and a radius of 1434.89 feet, a distance of 322.11 feet to the point of tangent of said curve; continue in a northerly direction along the easterly right of way line of Shelby County Road No. 35 and along the projection of the tangent to the last described course 143.36 feet to a point; thence turn an interior angle of 64 deg. 11 min. 49 sec. and run to the right in an easterly direction a distance of 223.60 feet to the point of beginning; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to all existing easements, taxes and restrictions of record,

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 December, 1986.

BOOK 108 PAGE 76

STATE OF ALA. SHELBY CO. *Rec'd tax - 50*
I CERTIFY THIS INSTRUMENT WAS FILED *2.50*
1.00
4.00 (SEAL)

1987 JAN -5 AM 8:59

JUDGE OF PROBATE

Tammy Kaye Beane Splawn

Steven L. Splawn (SEAL)

General Acknowledgment

I, the undersigned authority
in said State, hereby certify that Tammy Kaye Beane Splawn

a Notary Public in and for said County,
and husband, Steven L. Splawn

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 December, A.D. 1986.

