

SEND TAX NOTICE TO:

(Name) LouAnn Stapp

(Address) Route 1, Box 75T

Columbiana, Alabama 35051

This instrument was prepared by

(Name) Bruce L. Gordon of Gordon, Silberman, Wiggins & Childs

(Address) 1500 Colonial Bank Building, Birmingham, Alabama 35203

Form 1-1-27 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

\$120,000.00

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 (\$1.00) Dollar and the assumption of the mortgages listed below,

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

Ronald Ray Stapp and wife, LouAnn Stapp

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

LouAnn Stapp

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

(see attached for legal description)

As part of the consideration for this transfer Grantee hereby agrees to assume the mortgage executed by LouAnn Stapp and Ronald Ray Stapp to First American Bank of Pelham dated August 10, 1984, and recorded August 16, 1984, at 9:52 A.M. in Mortgage Book 454 Page 77 in the Probate Office, securing \$80,000.00 and the mortgage executed by Ronald Ray Stapp and wife, LouAnn Stapp to Donna Lee Tatum dated August 15, 1984, and recorded August 17, 1984, at 9:59 A.M. in Mortgage Book 454 Page 109 in Probate Office, securing \$100,000.00.

This conveyance is made subject to:

1. Taxes for the year 1987.
2. Restrictions, covenants and conditions as set out in instrument recorded in Deed Book 285 Page 683 and amended in Misc. Book 12 page 526 in Probate Office.
3. All oil, gas and other minerals in, on or under the subject property served by former owners as to Parcel in SE 1/4 of NE 1/4 of Section 10, Township 20, Range 1 West.
4. Subject to a 30 foot unnamed road across the Northern portion of subject property.

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BOOK 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 ~~xxxx~~ (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.....27th day of.....January....., 19.....87.

.....(Seal)

.....(Seal)

.....(Seal)

Ronald Ray Stapp
LouAnn Stapp

.....(Seal)

.....(Seal)

.....(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, Rosemary A. Gilmore, a Notary Public in and for said County, State of Alabama, hereby certify that Ronald Ray Stapp and LouAnn Stapp 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.....27th day of.....January.....

Rosemary A. Gilmore

Notary Public

A parcel of land located in the NE 1/4 of the SE 1/4 and the SE 1/4 of the NE 1/4 of Section 10, Township 20 South, Range 1 West, more particularly described as follows: Commence at the Northeast corner of said NE 1/4 of the SE 1/4; thence in a Westerly direction along the North line of said 1/4 1/4 section, a distance of 169.85 feet to the point of beginning; thence continue along last described course, a distance of 100.00 feet; thence 116 deg. 18 min. 30 sec. right, in a Northeasterly direction of 368.02 feet; thence 116 deg. 18 min. 30 sec. left, in a Westerly direction, a distance of 1161.36 feet; thence 86 deg. 34 min. left, in a Southerly direction, a distance of 330.00 feet; thence 91 deg. 26 min. left in an Easterly direction a distance of 271.59 feet; thence 90 deg. 44 min. 45 sec. right in a Southerly direction a distance of 253.69 feet; thence 74 deg. 50 min. left in a Southeasterly direction, a distance of 266.65 feet; thence 4 deg. 52 min. 30 sec. right in a Southeasterly direction a distance of 270.43 feet to the beginning of a curve to the left, having a radius of 141.71 feet and a central angle of 53 deg. 51 min. 45 sec.; thence in a Northeasterly direction along arc of said curve, a distance of 145.58 feet to end of said curve; thence Northeasterly along a line tangent to said curve; a distance of 51.06 feet to the beginning of a curve to the left having a radius of 292.53 feet and a central angle of 39 deg. 12 min. 30 sec.; thence in a Northeasterly direction along arc of said curve a distance of 200.18 feet to end of said curve; thence Northeasterly along a line tangent to said curve a distance of 209.59 feet to the point of beginning; being situated in Shelby County, Alabama.

EXCLUDE minerals and mining rights to that part of subject property lying in SE 1/4 of NE 1/4 of said Section 10, Township 20, Range 1 West.

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

1987 JAN 29 AM 9:11

Thomas M. Lawrence
JUDGE OF PROBATE

1. Deed Tax	\$ <u>120.00</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>50.00</u>
4. Indexing Fee	<u>100.00</u>
TOTAL	<u>126.00</u>