

SEND TAX NOTICE TO:

(Name) Agnes M. Pool

(Address) 432 HWY 47 N
COLUMBIANA AL 35051

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(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 TEN AND NO/100 (\$10.00) 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, Willis H. Moore and wife, Nettie Vonzelle Moore

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

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

PARCEL I

Begin at the NE corner of Section 15, Township 21 South, Range 1 West; thence run West along the North line of said section for 663.93 feet to the West line of the E $\frac{1}{2}$ of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of said section; thence 88°43'35" left run South along said West line for 951.32 feet; thence 91°59'46" left run East for 1000.61 feet; thence 81°59'09" left run 242.34 feet; thence 74°31'44" right run 1283.25 feet to the westerly R/W of Shelby County Highway #47; thence 84°02'33" left run along said R/W for 172.35 feet; thence 87°47'31" left run 150.15 feet; thence 86°33'38" right run 270.00 feet thence 87°35' left run 1029.54 feet; thence 92°20'53" right run 100.0 feet to the North line of Section 14, Township 21 South, Range 1 West; thence 92°20'53" left run 416.25 feet to the Point of Beginning; said parcel situated in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 15 and the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of said Section 14. Containing 36.49 acres. Also, a 40 ft. right of way easement for egress and ingress described as follows: Commence at the NE corner of Section 15, Township 21 South, Range 1 West; thence run West along the North line of said section for 663.93 feet to the West line of the E $\frac{1}{2}$ of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of said section; thence 88°43'35" left and run South along said West line for 951.32 feet to the point of beginning; thence continue the last described course for 1275.56 ft.; thence 92°14'06" left run 40 ft.; thence turn an angle to the left and run in a Northerly direction parallel to the West line of the E $\frac{1}{2}$ of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of said section a distance of 1275.56 feet; thence turn an angle to the left and run in a Westerly direction parallel with the North line of said section a distance of 40 ft. to the point of beginning.

The Grantors herein each reserve a life estate in the hereinabove described property and during their lives shall have the sole right respectively to fully use the

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. (CONTINUED ON REVERSE SIDE)

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 2nd day of February, 19 87.

Peggy J. Letson (Seal)

Lance Brasher (Seal)

Willis H. Moore (Seal)

Nettie Vonzelle Moore (Seal)

Nettie Vonzelle Moore

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 Willis H. Moore and wife, Nettie Vonzelle Moore 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 2nd day of February, A. D., 19 87

Hold

Contracting the Public

Public.

hereinabove described property for any and all purposes, including but not limited to the right to use the said described property for pasture purposes as well as the sole and exclusive right to cut the timber on said property for their own use and purposes. Any income derived from the sale by the Grantors respectively of the timber on the hereinabove described property shall be solely the income of the Grantors.

As part of the consideration for the conveyance of the property described herein, the Grantee, Agnes M. Pool, agrees that if she decides to sell the property described herein, the same shall first be offered for sale by written notice and offer to Vera Dean Benson and/or Mary Ellen Cox for the price and on the terms of the intended sale. Vera Dean Benson and/or Mary Ellen Cox shall have thirty days from such offer in which to accept or reject in writing the same. Upon the failure of Vera Dean Benson and/or Mary Ellen Cox to accept such offer, the Grantee shall thereupon be free to sell the property described herein to any other party but not for a price or on terms less than the offer to the said Vera Dean Benson and/or Mary Ellen Cox without first again offering in writing the property to Vera Dean Benson and/or Mary Ellen Cox at such reduced price and terms, the said Vera Dean Benson and Mary Ellen Cox to have thirty days from such offer in which to accept or reject in writing the same. This provision applies only to Agnes M. Pool, Vera Dean Benson, and Mary Ellen Cox and shall not apply or inure to the benefit of their heirs, representatives, successors, and assigns.

SIGNED FOR IDENTIFICATION:

JPB
EGH

W. H. Moore
Willis H. Moore

Nettie Vonzelle Moore
Nettie Vonzelle Moore

BOOK 113 PAGE 41

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

1987 FEB -3 AM 10:48

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 50
2. Mtg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	6.50

BOOK 113 PAGE 41

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 \$	