

SEND TAX NOTICE TO:

(Name) William D. Overstreet

(Address) _____

This instrument was prepared by

(Name) Seller (W. Paul Yeager)

(Address) P.O. Box 67, Pelham, Alabama 35124

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 TWENTY FOUR THOUSAND AND NO/100 (\$24,000) DOLLARS

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

W. PAUL YEAGER AND WIFE, CLARA YEAGER
(P.O. Box 67, Pelham, Al 35124)

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
WILLIAM D. OVERSTREET, Jr. a single man

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

Commence at the Northeast corner of Section 20, Township 20 South, Range 2 West, Shelby County, Alabama and run thence N 89°-52'-30" W along the North line of said Section 20 a distance of 259.77' to the point of beginning of the property being described, Thence continue along last described course a distance of 476.08' to a point, Thence run S 14°-11'-49" W a distance of 398.73' to a point on the North line of a public Road or Street, Thence run S 75°-48'-11" E along the said Northerly line of said Public Road or Street a distance of 150.0' to a point, Thence run N 45°-24'-52" E a distance of 601.58' to the point of beginning, containing 3.0 acres and subject to all agreements, easements and/or restrictions of probated record or applicable law including but not limited to Restrictive Covenants recorded in Book 82, Page 252.

Clara Yeager and Clara Y. Yeager are one in the same person.

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 10th day of February, 1987.

Rec'd Tax 24.00

City Tax _____ (Seal)

State of Ala. Shelby Co. I CERTIFY THIS _____ (Seal)

Instrument Fee 1.00 INSTRUMENT FEE FILED _____ (Seal)

OTAL 27.50 1987 FEB 18 AM 11:00 _____ (Seal)

Clara Yeager (Seal)

W. Paul Yeager (Seal)

_____ (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, Donna Little, a Notary Public in and for said County, in said State, hereby certify that W. Paul Yeager and wife, Clara Yeager whose name State 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 10th day of February, A. D., 1987

HELENA, AL My Commission Expires May 30, 1989

Donna Little Notary Public.

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