

963

SEND TAX NOTICE TO:

(Name) Sandra E. Lee

(Address) 49 HUNTMASER LANE
PELHAM, AL. 35124

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER

(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 Twenty-six thousand fifty and no/100 Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Larry W. Pearce and wife, Judy G. Pearce

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

Sandra E. Lee

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

Commence at the Southwest corner of Section 25, Township 24 No., Range 15 East, Shelby County, Alabama and run thence Easterly along the South line of said Section 25 a distance of 895.58 feet to a point; thence turn an angle of 94 deg. 02' to the left and run Northerly a distance of 410.63 feet to a point; thence turn an angle of 89 deg. 17' right and run Easterly a distance of 173.12 feet to a point; thence turn an angle of 57 deg. 02' 39" to the right and run a distance of 368.53 feet to a point; thence turn an angle of 93 deg. 28' 28" to the left and run a distance of 15.0 feet to the point of beginning of the property being described; thence continue along last described course a distance of 56.90 feet to a point on the water line contour of Lay Lake; thence turn an angle to the right of 100 deg. 14' 55" and run Southerly along the said water line contour a chord distance of 94.37 feet to a point; thence turn an angle of 83 deg. 10' 07" to the right and run a distance of 45.65 feet to a point on the East line of a 10 foot wide access easement; thence turn an angle of 90 deg. 03' 36" to the right and run Northerly along the said East line of said access easement a distance of 90.31 feet to the point of beginning.

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 13
day of August, 1987

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

1987 AUG 13 PM 3:46

JUDGE OF PROBATE

STATE OF ALABAMA

Shelby COUNTY

1. Deed Tax \$ 26.50

2. Mtg. Tax (Seal)

3. Recording Fee 2.50

4. Indexing Fee 1.00

TOTAL 30.00

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Larry W. Pearce and wife, Judy G. Pearce
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 13 day of August, A. D., 1987
Donath Jackson