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Cahaba Title, Inc.

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This instrument was prepared by:
(Name) Daniel M. Spitler, Attorney
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:
(Name) Mrs. Geneva D. Wheeler
(Address) 376 Indian Trail
Helena, Alabama 35080

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY-NINE THOUSAND FIVE HUNDRED AND NO/100 (\$29,500.00) DOLLARS

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

MARTHA S. VANN, an unmarried woman

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

GENEVA D. WHEELER, a married woman

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

Shelby County, Alabama, to-wit:
A parcel of land in the SW 1/4 of the SE 1/4 of Section 11, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Northeast corner of Lot 9, Block 3 of Cedar Cove, Phase II, as recorded in Map Book 9 page 111 in the Office of the Judge of Probate of Shelby County, Alabama; thence run South along the East line of said Lot 9 a distance of 107.20 feet to the point of beginning; thence turn left 90 deg. 16 min. 00 sec. 187.20 feet; thence turn left 90 deg. 00 min. 00 sec. and run North 107.20 feet; thence turn right 90 deg. 00 min. 00 sec. and run East 60.00 feet; thence turn right 90 deg. 00 min. 00 sec. and run South 107.20 feet; thence turn right 90 deg. 00 min. 00 sec. and run West 29.61 feet; thence turn left 59 deg. 15 min. 00 sec. and run Southwest 428.93 feet; thence turn right 149 deg. 31 min. 00 sec. and run North 368.62 feet to the point of beginning. ALSO a non-exclusive easement for ingress, egress and utilities, 60.00 feet wide, 30 feet on each side of the following described centerline: Commence at the Northeast corner of Lot 9, Block 3 of Cedar Cove, Phase II, as recorded in Map Book 9 page 111 in the Office of the Judge of Probate of Shelby County, Alabama; thence run East along the South right of way of Cedar Cove Lane 34.75 feet to the end of the South right of way of said street; thence turn left 89 deg. 08 min. 30 sec. and run North 30.00 feet to the end of the centerline of said street and the point of beginning of the centerline of said easement, thence turn right 89 deg. 08 min. 30 sec. and run East 211.35 feet to the end of the centerline of said easement.

The terms and conditions of this Easement are more particularly set out in a Non-Exclusive Easement executed simultaneously herewith and recorded in the Probate Office of Shelby County, Alabama. **SUBJECT TO:** Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 127 page 504; Deed Book 121 page 40; Deed Book 245 page 24 and Deed Book 285 page 280 in Probate Office of Shelby County, Alabama. Easement to South Central Bell as shown by instrument recorded in Real 91 page 133 in Probate Office of Shelby County, Alabama. Mineral and mining rights if not owned by Grantor herein.

This property does not constitute the homestead of the Grantor herein. The Grantor herein owns other real property that does constitute homestead.

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 5th day of February, 19 88

STATE OF ALABAMA
SHELBY COUNTY
JUDGE OF PROBATE
88 FEB -8 AM 11:57
INSTRUMENT WAS
CERTIFIED THIS

(Seal)

(Seal)

(Seal)

Martha S. Vann (Seal)
Martha S. Vann

1. Deed Tax \$ (Seal)

2. Mtg. Tax (Seal)

3. Recording Fee (Seal)

4. Indexing Fee (Seal)

TOTAL

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, the undersigned
in said State, hereby certify that Martha S. Vann, an unmarried woman

a Notary Public in and for said County,

whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this
day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

5th day of February, 19 88

1/25/90

My Commission Expires:

Mrs. S. D. Wheeler
376 Indian Trail
Helena, AL 35080

Notary Public

BOOK 170 PAGE 275-B

170 - 275 B

State of Alabama
Shelby County

rel 88-065

A parcel of land containing 1.07 acres, more or less, in the S.W. 1/4 of the S.E. 1/4 of Section 11, Township 20 South, Range 3 West, Shelby County Alabama; described as follows:
Commence at the Northeast corner of Lot 9, Block 3 of Cedar Cove, Phase II, as recorded in map book 9, page 111 in the office of the Judge of Probate of Shelby County, Alabama;
Thence run south along the east line of said lot 9 a distance of 107.20 feet to the point of beginning;
Thence turn left 90 deg. 16 min. 00 sec. 187.20 feet;
Thence turn left 90 deg. 00 min. 00 sec. and run north 107.20 feet;
Thence turn right 90 deg. 00 min. 00 sec. and run east 60.00 feet;
Thence turn right 90 deg. 00 min. 00 sec. and run south 107.20 feet;
Thence turn right 90 deg. 00 min. 00 sec. and run west 29.61 feet;
Thence turn left 59 deg. 15 min. 00 sec. and run southwest 428.93 feet;
Thence turn right 149 deg. 31 min. 00 sec. and run north 368.62 feet to the point of beginning.
ALSO a non-exclusive easement for ingress, egress and utilities, 60.00 feet wide, 30 feet on each side of the following described centerline:
Commence at the Northeast corner of Lot 9, Block 3 of Cedar Cove, Phase II, as recorded in map book 9, page 111 in the office of the Judge of Probate of Shelby County, Alabama;
Thence run east along the south right-of-way of Cedar Cove Lane 34.75 feet to the end of the south right-of-way of said street;
Thence turn left 89 deg. 08 min. 30 sec. and run north 30.00 feet to the end of the centerline of said street and the point of beginning of the centerline of said easement;
Thence turn right 89 deg. 08 min. 30 sec. and run east 211.35 feet to the end of the centerline of said easement.

I, Amos Cory, a Registered Land Surveyor, hereby certify that this is a true and correct plat or map of the following described property. The buildings on said premises are located within the lines of same, and there are no visible encroachments of buildings, rights-of-way, easements, or joint driveways on or across said land except as shown; there are no visible encroachments by electric or telephone wires (excluding wires which serve the premises only) or structures or supports therefor, including poles, anchors or guy wires on or over said premises, except as shown.
This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found that the above described property is not within a special flood hazard area.

According to my survey this 5th day of February 1988.

Job#88-065

Amos Cory
Amos Cory, P.L.S. #10550



88 FEB -8 AM 7:53

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

1. Deed Tax \$29.50
2. Mtg. Tax _____
3. Recording Fee 7.50
4. Indexing Fee 1.00
TOTAL 38.00