

15,000
7698-K

1449

THIS INSTRUMENT PREPARED

NAME Diane S. McBride

ADDRESS 5310 Skyline Drive, Helena, Alabama 35080

WARRANTY DEED (Without Survivorship) ALABAMA TITLE CO., INC.

State of Alabama }
SHELBY COUNTY } Know All Men By These Presents,

That in consideration \$10.00 AND OTHER GOOD AND VALUABLE CONSIDERATIONS ----- DOLLARS

to the undersigned grantor Jerry W. Lewis and wife, Ann L. Lewis

in hand paid by Deer Springs Estates, Inc.

the receipt whereof is acknowledged the said Jerry W. Lewis and wife, Ann L. Lewis

do grant, bargain, sell and convey unto the said Deer Springs Estates, Inc.

the following described real estate, situated in Shelby County, Alabama,

to-wit:

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Begin at the Southeast corner of the NW 1/4 of the SW 1/4, Section 6, Township 20 South, Range 1 East, thence run West along the South line of said 1/4-1/4 Section a distance of 407.83 feet to a point on the East R/W line of Shelby County Road No. 432; thence turn an angle of 97 deg. 46 min. to the right and run North along said Road R/W a distance of 387.20 feet; thence turn an angle of 10 deg. 00 min. to the right and continue along said Road R/W a distance of 225.00 feet; thence turn an angle of 72 deg. 14 min. to the right and run a distance of 284.20 feet to a point on the East line of the NW 1/4 of the SW 1/4 of said Section 6; thence turn an angle of 89 deg. 44 min. 43 1/2 sec. to the right and run South along said East 1/4-1/4 Section line a distance of 597.92 feet to the point of beginning. Situated in the NW 1/4 of the SW 1/4, Section 6, Township 20 South, Range 1 East, Huntsville-Meridian, Shelby County, Alabama, and containing 5 acres.

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

\$15,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously with this instrument.

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

88 FEB 23 AM 11:48

Thomas A. Saunders, Jr.
JUDGE OF PROBATE

TO HAVE AND TO HOLD, to the said GRANTEE(S) his, her or their assigns forever.

And K (we) do, for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~my~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that K (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 hand and seal, this 12th day of February, 19 88.

WITNESS:
1. Deed Tax \$
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 3.50

Jerry W. Lewis
Ann L. Lewis

State of _____ COUNTY _____
General Acknowledgement

I, Cynthia L. Garner, a Notary Public in and for said County, in said State, hereby certify that Jerry W. Lewis and Ann L. Lewis whose names are signed to the foregoing conveyance, and who are me on this day, that, being informed of the contents of the conveyance have know to me, acknowledged before executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of February A. D., 19 88

Cynthia L. Garner
NOTARY PUBLIC, STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES DEC. 7, 1991. Notary Public