

SEND TAX NOTICE TO:

(Name) M.E. Hall

(Address) P.O. Box 411
Montevallo, AL 35115

(\$100,000.00 of the purchase price paid herein was paid from a mortgage executed by the grantee and his spouse.)

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 ONE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 (\$125,000.00)---DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
George W. Howell and wife, Joan W. Howell

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

(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 situated in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 2, Township 22 South, Range 3 West, described as follows: Commence at the Northeast corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec. 2, and go South 01 deg. 45 min. 52 sec. East along the East boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 49.54 feet to the Southeast corner of Lot 11, of the Meadow Green Subdivision, as recorded in Map Book 6, page 59 in the Probate Office of Shelby County, Alabama; thence North 89 deg. 17 min. 30 sec. West along the South boundary of said Subdivision for 1330.27 feet to the East boundary of Highway 119; thence South 01 deg. 09 min. 00 sec. East along said East boundary for 555.24 feet; thence North 89 deg. 48 min. 13 sec. East for 420.00 feet; thence South 01 deg. 21 min. 15 sec. East for 210.00 feet to the North boundary of Highway No. 22; thence South 89 deg. 37 min. 00 sec. East along said North boundary for 308.47 feet to the beginning of a curve to the right having a central angle of 30 deg. 33 min. 50 sec. and a radius of 1210.31 feet; thence Easterly along said curve for 645.63 feet to the East boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence North 01 deg. 45 min. 52 sec. West along said East boundary for 922.00 feet to the point of beginning; being situated in Shelby County, Alabama. Less and except any portion of the above described property which lies between existing fence, as shown on survey of James A. Riggins dated February 22, 1988 along Easterly boundary of said property, and the East property line as described above. Less and except mineral and mining rights not owned by the Grantors.

SUBJECT TO THE FOLLOWING:

1. Taxes for the year 1988 are a lien, but not due and payable until October 1, 1988.
 2. Transmission line permit to Alabama Power Company as shown by instrument recorded in Deed Book 136, page 335; Deed Book 143, page 434 and Deed Book 87, page 277 in Probate Office.
 3. Right-of-way granted to Shelby County by instrument recorded in Deed Book 124, page 179 in Probate Office.
 4. Subject to existing leases which encumber the land
- TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. herein conveyed.

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 29th day of February, 1988

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

88 MAR -1 PM 1:59

JUDGE OF PROBATE

George W. Howell (Seal)

Joan W. Howell (Seal)

STATE OF ~~ALABAMA~~ MISSISSIPPI
Jackson COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that George W. Howell and wife, Joan W. Howell 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 29th day of February, A. D., 1988

My Commission Expires July 23, 1990

Samuel B. Buffett Public.

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