

This instrument was prepared by

Send Tax Notice To: A.W. Little, Jr.

(Name) Jones & Waldrop

name

(Address) 1009 Montgomery Highway  
Birmingham, Al. 35216

address

WARRANTY DEED-

2023

1537 Hwy 11

Chelsea, Al. 38043

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

(10,000 Equity)

That in consideration of Five hundred and no/100 (\$500.00) Dollars  
and other good and valuable consideration

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

Fern Little, an unmarried woman

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

A.W. Little

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

See attached Exhibit A incorporated herein for all purposes

Subject to: All easements, restrictions and rights of way  
of record.

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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, I have hereunto set my hands(s) and seal(s), this 22  
day of April, 19 88

(Seal)

(Seal)

(Seal)

Fern Little

FERN LITTLE

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Fern Little, an unmarried woman  
whose name 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 has executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 22 day of April, A. D., 19 88

My Commission Expires 12/23/90

Darryl P. Mulvey

Notary Public

Jones & Waldrop

EXHIBIT A

COMMENCE AT THE N.E. CORNER, OF THE S.E. 1/4, OF THE N.E. 1/4, OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 2 WEST; THENCE RUN SOUTHWARDLY ALONG THE EAST LINE OF SAID 1/4 FOR A DISTANCE OF 200.16'; TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY #11; THENCE TURN AN ANGLE ALONG THE LAST DESCRIBED COURSE FOR A DISTANCE OF 531.90'; THENCE TURN AN ANGLE TO THE RIGHT OF 109°-38'-07" FOR A DISTANCE OF 273.49'; TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID COUNTY HIGHWAY; THENCE TURN AN ANGLE TO THE RIGHT OF 99°-43'-03" AND RUN ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 403.94'; THENCE TURN AN ANGLE TO THE RIGHT OF 4°-46'-14" AND CONTINUE ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 106.21' TO THE POINT OF BEGINNING.

CONTAINING 1.61 ACRES, MORE OR LESS.

STATE OF ALA. SHELBY  
I CERTIFY THIS  
INSTRUMENT WAS FILED

88 APR 29 AM 11:55

*James H. [Signature]*  
JUDGE OF PROBATE

1. Deed Tax	\$ 10.00
2. Mfg Tax	
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	16.00