

SEND TAX NOTICE TO:

(Name) Andrea C. Sizemore

(Address) 2225 Garland Dr
B'ham AL 35216

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

Post Office Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-46

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty-Eight Thousand, Nine Hundred 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,
Irene Moore, an unmarried widow

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

Andrea C. Sizemore

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

Commence at the Southeast corner of the SW 1/4 of the NE 1/4, Section 10, Township 21 South, Range 1 East; thence run North along the East line of said 1/4-1/4 Section a distance of 548.50 feet to the point of beginning; thence continue North along the East line of said 1/4-1/4 Section a distance of 544.74 feet; thence turn an angle of 89 degrees 25 minutes 14 seconds to the left and run a distance of 1301.92 feet to a point on the East right of way line of Shelby Hwy. No. 7; thence turn an angle of 86 degrees 43 minutes 10 seconds to the left to the tangent of a right of way curve and run along said curve (whose Delta Angle is 4 degrees 27 minutes 20 seconds to the left, Radius is 1133.97 feet, tangent is 47.42 feet, length of Arc is 94.78 feet); thence continue along said right of way a distance of 449.14 feet; thence turn an angle of 88 degrees 26 minutes 53 seconds to the left and run a distance of 1297.07 feet to the point of beginning. Situated in the SW 1/4 of the NE 1/4, Section 10, Township 21 South, Range 1 East, Shelby County, Alabama.

Subject to taxes for 1989 and subsequent years.

Irene Moore is the surviving grantee in that certain deed from Clifford Moore, et al, to James Moore and wife, Irene Moore, as recorded in Deed Book 308, Page 106, in Probate Office of Shelby County, Alabama; the other grantee, James Moore, having died on or about the 12th day of July, 1986.

\$44,010.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

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 28th day of October, 1988.

1. Docu Tax \$ 5.00
2. Mfg Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
- TOTAL 8.50

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
88 NOV -1 PM 1:12
JUDGE OF PROBATE

Irene Moore (Seal)
Irene Moore
(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Irene Moore, an unmarried widow, is known to me, acknowledged before me on this day, 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 28th day of October, A. D., 1988.

Mike [Signature]

William R. Justice Public.