

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

Send Tax Notice to:
(Name) Ms. Rhonda L. Reaves
(Address) _____

1395 **WARRANTY DEED**

STATE OF ALABAMA

SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY-FIVE THOUSAND AND NO/100 (\$25,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
HUBERT H. SHIREY and wife, POLLY SHIREY
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
RHONDA L. REAVES, an unmarried woman

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

Shelby County, Alabama, to-wit:
A Tract of land in the NE 1/4 of the NE 1/4, of Section 22, Township 22 South, Range 2 West, described as follows:
Begin at the SW corner of the NE 1/4 of NE 1/4 of Section 22, Township 22 South, Range 2 West; thence run North along the West line of said 1/4 1/4 section a distance of 197.16 feet to a point on the South margin of Shelby County Highway No. 306; thence turn an angle of 90 deg. 21 min. 00 sec. to the right and run along said Highway margin a distance of 113.59 feet; thence turn an angle of 1 deg. 58 min. to the left and run a distance of 466.43 feet to the P. C. of a curve; thence run along said curve (whose Delta Angle is 39 deg. 27 min. 17 sec. to the right, Radius is 1158.35 feet; Tangent is 415.37 feet; Length of Arc is 797.65 feet) to the P. T. and a point on the East line of the NE 1/4 of the NE 1/4; thence turn an angle of 52 deg. 43 min. 28 sec. to the right and run South along the East line of said 1/4 1/4 Section a distance of 3.64 feet to the SE corner; thence turn an angle of 91 deg. 01 min. 00 sec. to the right and run West along said South line of said 1/4 1/4 Section a distance of 1322.52 feet to the point of beginning. Being the NE 1/4 of NE 1/4 of Section 22, Township 22 South, Range 2 West, Huntsville Meridian, lying South of County Road No. 306, Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 80 Page 178 and Deed Book 105 Page 85 and Deed Book 213 Page 362 in Probate Office.

Right-of-Way granted to Shelby County by instrument recorded in Deed Book 234 page 627 and Deed Book 86 page 221 in Probate Office.

Right-of-Way granted to State of Alabama by instrument recorded in Deed Book 205 page 325 in Probate Office.

Mineral and mining rights if not owned by Grantor.

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 21st

day of November 1988

Deed Tax \$ 25.00 I CERTIFY THIS INSTRUMENT WAS FILED (Seal)
Mtg Tax _____
Recording Fee \$ 2.50 88 NOV 22 AM 9:47 (Seal)
Indexing Fee \$ 1.00 (Seal)
TOTAL \$ 28.50 JUDGE OF PROBATE (Seal)

Hubert H. Shirey (Seal)
Polly Shirey (Seal)
Polly Shirey (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 **Hubert H. Shirey and wife, Polly Shirey**

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 21st day of November 1988

1/25/90

My Commission Expires:

[Signature]
Notary Public