

This instrument was prepared by

HARRISON, CONWILL, HARRISON & JUSTICE

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA
Shelby

COUNTY

1354
KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty Thousand and no/100-----Dollars (\$30,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Charles Thomas, a married man; Blanche Phifer, a married woman; and
Lucille Eversley, a married woman
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Alex L. Nelms

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

From the NW corner of Section 12, Township 21 South, Range 3 West, run easterly along the north boundary line of said section 12, Township 21 South, Range 3 West, for 899.29 feet, more or less, to a point on the east right of way line of U.S. Highway 31; thence turn an angle of 40 deg. 41 min. 40 sec. to the right and run southeasterly along the east right of way line of said highway for 290.46 feet to the point of beginning of the land described; thence continue southeasterly along the east right of way line of U.S. Highway 31 for 125 feet; thence turn an angle of 95 deg. 17 min. 40 sec. to the left and run northeasterly 175.8 feet; thence turn an angle of 95 deg. 02 min. 40 sec. to the left and run northwest by 125.0 feet to a point on the east side of the Old Byarsville dirt road; thence turn an angle of 94 deg. 55 min. 20 sec. to the left and run southwesterly along the east side of said dirt road for 175.0 feet, more or less, to the point of beginning. This land being a part of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 12, Township 21 South, Range 3 West; being situated in Shelby County, Alabama.

THE PROPERTY DESCRIBED ABOVE IS NOT THE HOMESTEAD OF THE GRANTORS HEREIN.

GRANTEE'S ADDRESS:

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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 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 29th
day of November, 19 88.

12/3/88
[Signature]
Notary Public, State of New York
Qualified in Westchester County
Certificate filed in New York County
Commission Expires March 31, 1990
(SEAL) Charles Thomas (SEAL)
Charles Thomas
(SEAL) Blanche Phifer (SEAL)
Blanche Phifer
(SEAL) Lucille Eversley (SEAL)
Lucille Eversley

STATE OF Michigan
Wayne COUNTY

General Acknowledgment

I, the undersigned,
in said State, hereby certify that Charles Thomas, a married man a Notary Public in and for said County.

Whose name(s) 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of November, A.D. 19 88.

MARGARET K. MULLIGAN
Notary Public, Macomb County, MI
My Comm. Expires Sept. 17, 1990

[Signature] Margaret K. Mulligan

STATE OF New York)

General Acknowledgment

COUNTY OF Westchester)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Blanche Phifer, a married woman

whose name(s) 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of December, 19 88

Soonduck Cha
Notary Public

My Commission Expires: SOON DUCK CHA
Notary Public, State of New York
No. 4837922
Qualified in Westchester County
Certificate filed in New York County
Commission Expires March 30, 19

STATE OF New York)

General Acknowledgment

COUNTY OF Westchester)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lucille Eversley, a married woman

whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of December, 19 88

Soonduck Cha
Notary Public

My Commission expires: SOON DUCK CHA
Notary Public, State of New York
No. 4337922
Qualified in Westchester County
Certificate filed in New York County
Commission Expires March 30, 19

STATE OF _____)

General Acknowledgment

COUNTY OF _____)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that _____

whose name(s) _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____, 19 _____

Notary Public

My Commission expires: _____

STATE OF ALA. DEED
I CERTIFY THIS
INSTRUMENT WAS FILED
88 DEC 21 AM 11:56

James H. Anderson Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 30.00
2. Mtg Tax _____
3. Recording Fee 500
4. Indexing Fee 100
TOTAL 3600