

1671

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SEND TAX NOTICE TO:

(Name) Rachel Tate  
(Address) P.O. Box 1031  
Calera, Ala. 35040

This instrument was prepared by

(Name) Mike T. Atchison, Attorney  
Post Office Box 822  
(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 DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS

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

J. Lester Tate and wife, Ozell G. Tate

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

Rachel Tate

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

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION AND LEGAL DESCRIPTION.

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BOOK 219 PAGE 688

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, We have hereunto set our hands(s) and seal(s), this 10th day of October, 1988.

(Seal)

(Seal)

(Seal)

J. Lester Tate (Seal)  
J. Lester Tate  
Ozell G. Tate (Seal)  
Ozell G. Tate

(Seal)

(Seal)

(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 J. Lester Tate and wife, Ozell G. Tate 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 10th day of October, A. D., 1988



Barbara R. Hadaway  
Public.

LEGAL DESCRIPTION:

ACCESS OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

Commence at the Southwest corner of the NW 1/4 of the SW 1/4, Section 27, Township 24 North, Range 15 East; thence run in a Northerly direction a distance of 466.30 feet to the point of beginning; thence turn a deflection angle of 128 deg. 54 min. to the right and run a distance of 14.19 feet; thence turn a deflection angle of 35 deg. 56 min. to the left and run a distance of 255.77 feet; thence turn a deflection angle of 75 deg. 51 min. to the left and run a distance of 119.37 feet to a point on the centerline of an un-named gravel road; thence turn a deflection angle of 10 deg. 19 min. right, a distance of 88.71 feet; thence turn a deflection angle of 104 deg. 55 min. 38 sec. to the left and run a distance of 287.93 feet; thence turn a deflection angle of 60 deg. 42 min. 22 sec. to the left and run a distance of 74.37 feet; thence turn a deflection angle of 51 deg. 27 min. to the left, and run a distance of 56.01 feet; thence turn a deflection angle of 19 deg. 22 min. to the right and run a distance of 29.44 feet to the centerline of an un-named gravel road; thence turn a deflection angle of 30 deg. 58 min. to the right and run a distance of 35.40 feet; thence turn a deflection angle of 16 deg. 42 min. to the right and run a distance of 60.05 feet; thence turn a deflection angle of 108 deg. 57 min. to the left and run a distance of 70.48 feet to the point of beginning. Situated in the NW 1/4 of the SW 1/4 of Section 27, and the NE 1/4 of the SE 1/4, Section 28, Township 24 North, Range 15 East, Shelby County, Alabama. South of the unnamed gravel road. LESS & EXCEPT the property as described in Real Record 198, Page 793.

THE PURPOSE OF THIS EASEMENT IS TO PROVIDE ACCESS TO LAY LAKE ACROSS THE ABOVE DESCRIBED PROPERTY TO LANDS DESCRIBED IN DEED BOOK 198, PAGE 793, AND TO PROVIDE ACCESS TO PIER, BOATHOUSE AND LAUNCH RAMP.

STATE OF ALA. SHELBY  
I CERTIFY THIS  
INSTRUMENT WAS FILED

88 DEC 28 PM 2:27

JUDGE OF PROBATE

1. Deed Tax \$ 50  
2. Mtg. Tax  
3. Recording Fee 500  
4. Indexing Fee 100  
TOTAL 650

RETURN TO:

TO

WARRANTY DEED

STATE OF ALABAMA,

County.

Judge of Probate

LAWYERS TITLE INSURANCE  
CORPORATION  
Title Insurance  
BIRMINGHAM, ALA.

DEED TAX \$  
RECORD FEE \$  
TOTAL \$

BOOK 198  
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