

Prepared by: Trimmer and Associates, P.C. 22 Inverness Center Parkway,  
Suite 210, Birmingham, Alabama 35243

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Send Tax Notice To: Laurel J. Tucker  
1648 Simsville Road, Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety Thousand and no/100 ----- (\$90,000.00) to the undersigned Grantors, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, (we), Margaret Wilson Oldham Allen and husband, Rufus Eugene Allen; Norman R. Wilson and wife, Nina S. Wilson; Allen E. Wilson and wife, Betty Fay Wilson; Betty Sue Wilson Fordham and husband, James L. Fordham, Jr. and Louie S. Wilson and wife, Vicki Wilson (herein referred to as GRANTORS) do grant, bargain, sell and convey unto Laurel J. Tucker, a single woman (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land described as follows: Commence at the NE corner of the NE 1/4 of the SE 1/4 of Section 17, TP-20S, R-2W and run west along the north line thereof for 1260.86'; thence 90 deg. 00' left and run South for 254.10' to the center of a branch and the point of beginning; thence 49 degrees 13' 16" left and run Southeasterly along said branch for 251.85'; thence 19 degrees 30' 08" right and continue along said branch for 100.0'; thence 18 degrees 13' right and continue along said branch for 88.59'; thence 17 degrees 53' left and continue along said branch 117.54'; thence 15 degrees 39' 30" left and continue along said branch for 65.07'; thence 29 degrees 04' 20" right and continue along said branch for 19.46'; thence 39 degrees 01' left and continue along said branch 26.34'; thence 96 degrees 28' right and run southwesterly for 270.86'; thence 86 degrees 48" right and run northwesterly for 137.44'; thence 13 degrees 09' right and run northwesterly for 562.12'; thence 90 degrees 00' right and run northeasterly for 318.63' to the point of beginning.

Also a 20 foot easement for ingress and egress the centerline of which is described as follows: Commence at the NE corner of the NE 1/4 of the SE 1/4 of Section 17, TP-20S, R-2W and run South along the east line thereof for 1210.35' to the northwesterly right of way line of Shelby County Highway No. 11 thence 56 degrees 22' right and run Southwest along said right of way for 148.61' to the point of beginning; thence 83 degrees 06' right and run northwesterly for 400.83' thence 18 degrees 51' 40" left and continue northwesterly for 474.44'; thence 13 degrees 40' left and continue northwesterly for 147.14' to the center of a branch and the end of said easement.

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Subject to property taxes for the current year.

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Subject to easements, restrictions, covenants and conditions, if any.

Subject to mineral and mining rights.

BOOK

Subject to right of ways, easements, and building lines as depicted on that survey by Thomas E. Simmons, LS 12945, dated November 17, 1988.

TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever; and we, ourselves and for our heirs, executors and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will, and 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.

Cambridge Title

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 30th day of December, 1988.

<u>Margaret Wilson Oldham Allen</u> (SEAL) Margaret Wilson Oldham Allen	<u>Rufus Eugene Allen</u> (SEAL) Rufus Eugene Allen
<u>Norman R. Wilson</u> (SEAL) Norman R. Wilson	<u>Nina S. Wilson</u> (SEAL) Nina S. Wilson
<u>Allen E. Wilson</u> (SEAL) Allen E. Wilson	<u>Betty Fay Wilson</u> (SEAL) Betty Fay Wilson
<u>Betty Sue Wilson Fordham</u> (SEAL) Betty Sue Wilson Fordham	<u>James L. Fordham, Jr.</u> (SEAL) James L. Fordham, Jr.
<u>Louie S. Wilson</u> (SEAL) Louie S. Wilson	<u>Vicki Wilson</u> (SEAL) Vicki Wilson

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Margaret Wilson Oldham Allen and husband Rufus Eugene Allen; Norman R. Wilson and wife, Nina S. Wilson; Allen E. Wilson and wife, Betty Fay Wilson; Betty Sue Wilson Fordham and husband, James L. Fordham, Jr. and Louie S. Wilson and wife, Vicki Wilson, whose names 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 foregoing conveyance, they executed the same voluntarily on the day the same bears date.  
Given under my hand this 30th day of December, 1988.

My Commission Expires: 11-19-90

[Signature]  
Notary Public

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STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
89 JAN 19 AM 10:43  
[Signature]  
JUDGE OF PROBATE

1. Dead Tax	\$ 20.00
2. Mtg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	9.00
TOTAL	34.00