

This instrument was prepared by

**HARRISON, CONWILL, HARRISON & JUSTICE**

P. O. Box 557

Columbiana, Alabama 35051

**WARRANTY DEED**

STATE OF ALABAMA

Shelby

COUNTY

1376  
KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifteen Thousand Five Hundred and no/100-----Dollars (\$15,500.00)

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

**WAYNE RASCO, a married man**

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

**COLUMBIANA PROPERTIES, LTD., an Alabama Limited Partnership**

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

Shelby

County, Alabama, to-wit:

A certain lot in the Town of Columbiana, Alabama, more particularly described as follows: BBeginning at the Northeast corner of section 26, Township 21, Range 1 West, and run thence along the Section line South 87 deg. West to the Western line or margin of Main Street; thence South 84 deg. 30 min. West 414.5 feet to an alley between the property herein conveyed and the B.J. Owens property; thence South 3 deg. East along the Eastern margin of said alley 68 feet to the Northwest corner of the H.H. Bearden lot; thence North 87 deg. East along the North line of the H.H. Bearden lot 414 feet to the West line or margin of Main Street; thence North 3 deg. West along the West line or margin of Main street 86 feet to the point of beginning.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.

GRANTEE'S ADDRESS:

BOOK 223 PAGE 164

1. Deed Tax \$ 15.50  
2. Mtg. Tax \_\_\_\_\_  
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 19.00

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 1st  
day of September, 19 88.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

(SEAL)

Wayne Rasco  
Wayne Rasco

(SEAL)

89 JAN 20 AM 10:56

(SEAL)

(SEAL)

JUDGE OF PROBATE

STATE OF

Alabama

Shelby

COUNTY

General Acknowledgment

I, the undersigned  
in said State, hereby certify that

Wayne Rasco, 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 1st day of September, A.D. 19 88

Benito H. Miranda