

7,000

This instrument prepared by:

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Wallace, Brooke & Byers
Suite 525, SouthBridge Building
Birmingham, Alabama 35209

2001

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and love and affection, to the undersigned grantors, Ronald E. Steel and wife, Jennifer C. Steel, (hereinafter, the "GRANTORS"), in hand paid by the grantee herein, the GRANTORS do hereby GRANT, BARGAIN, SELL AND CONVEY unto Jennifer C. Steel, an individual (hereinafter, the "GRANTEE"), the following described real estate situated in Shelby County, Alabama, to-wit:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO: Any and all liens, encumbrances, easements, restrictions and any other matters of record including, but not limited to, that certain real property mortgage dated May 19, 1988 by Ronald E. Steel and wife, Jennifer C. Steel to AmSouth Mortgage Company, Inc., and recorded in the Office of the Judge of Probate of Shelby County, Alabama, Real Volume 186, Page 984.

TO HAVE AND TO HOLD to said GRANTEES, their successors and assigns, forever.

IN WITNESS WHEREOF, the undersigned GRANTORS, have hereunto set our hands and seals this 24th day of March, 1989.

Ronald E. Steel
Ronald E. Steel

Jennifer C. Steel
Jennifer C. Steel

STATE OF ALABAMA)
COUNTY OF)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Ronald E. Steel and wife, Jennifer C. Steel, 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this 24th day of March, 1989.

[Signature]
NOTARY PUBLIC

[SEAL]
My Commission Expires: 4/4/89

FMR MARKET VALUE OF PROPERTY = \$ 64,000

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EXHIBIT "A"

A parcel of land situated in the Northeast 1/4 of the Southeast 1/4 of Section 12, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows: From the Easternmost corner of Lot 4, Block 1, Broken Bow, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Map Book 7 page 145; run thence along the Southeast line of Lot 5, of said Block 1, in a Northeasterly direction for a distance of 92.01 feet to the point of beginning of the parcel herein described; thence continue along the same course as before, along said Southeast line of Lots 5 and 6, Block 1, for a distance of 157.0 feet; thence turn an angle to the right of 118 deg. 45 min. and run in a southeasterly direction for a distance of 183.0 feet; thence turn an angle to the right of 48 deg. 54 min. 35 sec and run in a southwesterly direction for a distance of 179.91 feet to a point of a curve, said curve having a radius of 50.0 feet and a central angle of 103 deg. 00 min. and being concave Southward with the previous call forming an interior angle of 138 deg. 31 min. 10 sec. with the radius; thence run in a Northwesterly to Southwesterly direction along the arc of said curve for a distance of 89.88 feet; thence run in a Northerly direction for a distance of 186.15 feet to the point of beginning, said call forming an interior angle of 148 deg. 57 min. 21 sec. with the radius of the previous curve.

And, an easement for ingress and egress which lies 10 feet to either side of a centerline which is more particularly described as follows: From the Easternmost corner of Lot 4, Block 1, Broken Bow, as recorded in the Office of the Judge of Probate of Shelby County, at Map Book 7 on page 145, run thence along the Southeast line of Lots 5 and 6, of said Block 1, in a Northeasterly direction for a distance of 249.01 feet; thence turn an angle to the right of 118 deg. 45 min. and run in a Southeasterly direction for a distance of 183.0 feet; thence turn an angle to the right of 48 deg. 54 min. 35 sec. and run in a Southeasterly direction for a distance of 107.21 feet to the point of beginning of the center line herein described; thence turn an angle of 90 deg. 00 min. to the left and run East for a distance of 51.49 feet; thence turn an angle of 59 deg. 31 min. 32 sec. to the right and run Southeast for a distance of 187.99 feet; thence turn an angle of 28 deg 06 min. 23 sec. to the right and run Southwest for a distance of 140.62 feet; thence turn an angle of 27 deg. 30 min. 16 sec. to the left and run South for a distance of 33.49 feet, more or less, to the Northwest right of way line of Alabama Highway No. 119; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

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

89 MAR 30 PM 12:16

Thomas P. Swanson, Jr.
JUDGE OF PROBATE

1. Dead Tax \$ 7.00
2. Mtg. Tax _____
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 13.00

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