

Value of interest conveyed: \$1,000

Executed for curative and [redacted] purposes.

SEND TAX NOTICE TO:

(Name) Diane B. Ellis

(Address) 105 Ellis Farm Road
Columbiana, Alabama 35051

368

This instrument was prepared by
(Name) WALLACE, ELLIS, HEAD & FOWLER
(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 and no/100 Dollar ----

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Ernestine Bentley, a widow, Diane B. Ellis, a married woman, Larry L. Bentley, a married man, and Sylvia B. McDonald, a married woman

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

Diane B. Ellis

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

Beginning at the Southeast corner of the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ -SE $\frac{1}{4}$, Section 23, Township 20 South, Range 1 West, Shelby County, Alabama, and run thence westerly along the South line of the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ -SE $\frac{1}{4}$ of said Section 23 a distance of 735.36 ft. to a point; thence turn 90 deg. 00 min. 00 sec. right and run 585.20 ft. to a point; thence turn 90 deg. 35 min. 56 sec. left and run 1868.26 ft. to a point; thence turn 103 deg. 19 min. 13 sec. right and ^{run} 180.0 ft. to a point; thence turn 68 deg. 17 min. 20 sec. right and run 1286.27 ft. to a point; thence turn 13 deg. 11 min. 49 sec. right and run 1318.26 ft. to a point on east line of the SW $\frac{1}{4}$ -NE $\frac{1}{4}$ of said Section 23; thence turn 87 deg. 14 min. 42 sec. right and run Southerly 846.54 ft. to the point of beginning, containing 26.7 acres.

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Also, a perpetual easement and right-of-way for ingress and egress and installation of utilities over and along a strip 60 ft. wide being 30 ft. on either side of a centerline described as follows, to-wit: Commence at the Southeast corner of the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ -SE $\frac{1}{4}$, Section 23, Township 20 South, Range 1 West, Shelby County, Alabama and run thence westerly along the South line of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 23 a distance of 735.36 ft. to a point; thence continue along last described course 2,058.30 ft. to a point 116.89 ft. east of the east right of way line of Shelby County Highway No. 47; thence turn 100 deg. 12 min. 05 sec. right and run 294.32 ft. to a point; thence turn 41 deg. 45 min. 29 sec. left and run 138.88 ft. to a point on the said easterly right of way line of said Highway No. 47; thence turn 44 deg. 50 min. 28 sec. right and run along said right of way line 91.22 ft. to the point of beginning of the center line of said easement; thence turn 93 deg. 09 min. 21 sec. right and run 200 ft. to a point; thence turn 93 deg. 43 min. 8 sec. (CONTINUED ON REVERSE SIDE)

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 7 day of July, 19 89

Larry L. Bentley (Seal)
Larry L. Bentley
Sylvia B. McDonald (Seal)
Sylvia B. McDonald
..... (Seal)

Ernestine Bentley (Seal)
Ernestine Bentley
Diane B. Ellis (Seal)
Diane B. Ellis
..... (Seal)

STATE OF ALABAMA }
Shelby COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ernestine Bentley, a widow; Diane B. Ellis, a married woman; Larry L. Bentley, a married man; and Sylvia B. McDonald, a married woman 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 and official seal this 7 day of July, A. D., 19 89

(CONTINUED FROM FRONT SIDE)

left and run 300 ft., more or less, to a point on the Southerly boundary of Parcel Number 3 according to the survey of Joseph Conn, Registered Land Surveyor, No. 9049, dated March 7, 1989.

The above described property constitutes no part of the homestead of grantors herein.

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STATE OF ALA. DEED
I CERTIFY THIS
INSTRUMENT WAS FILED

89 JUL 11 PM 1:48

Thomas W. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$	<u>1.00</u>
2. Mtg. Tax		
3. Recording Fee		<u>5.00</u>
4. Indexing Fee		<u>5.00</u>
TOTAL		<u>11.00</u>

572 007 242

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 \$