

This Instrument Was Prepared By:  
DANIEL M. SPITLER  
Attorney at Law  
108 Chandalar Drive  
Pelham, Alabama 35124

MAIL TAX NOTICE TO:

*Harold E. Skiffington*  
3200 Bonnell Creek Dr.  
Pelham, AL 35126

WARRANTY DEED

1491

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY )

That in consideration of FIVE THOUSAND AND NO/100 DOLLARS (\$5,000.00) to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I or we,

W. M. FARRIS, a married man

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

EDMOND PHARO, MARVIN PHARO, RAYMOND PHARO, an undivided 81.25% interest  
and unto GILLIAN BEAVERS, an undivided 18.75% interest

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

Parcel 1

Beginning on 1/4 Section line of Section 2, Township 21, Range 3 West, on West side of North Boundary track of L & N Railroad right of way to point of beginning; thence running West on said 1/4 Section, 50 feet; thence South 60 feet; thence East 50 feet; thence North 60 feet to the point of beginning; being in the South 1/2 of the NE 1/4 of Section 2, Township 21, Range 3 West, Shelby County, Alabama.

Parcel 2

Beginning at a point on the West line of the right of way of the North Bound Track of the L & N Railroad right of way and the South line of the street running East and West along the South line of the W. J. Maxwell Survey of a tract of land in the South 1/2 of the NE 1/4 of Section 2, Township 21, Range 3 West, which survey is recorded in the Probate Office of Shelby County, Alabama, and running West along the South line of said street 100 feet; thence South and perpendicular to said street 60 feet; thence East and parallel to said street 100 feet, more or less to the West line of said L & N Railroad right of way; thence North along said right of way 60 feet more or less, to the point of beginning and situated in the South 1/2 of the NE 1/4 of the NE 1/4 of Section 2, Township 21, Range 3 West, Shelby County, Alabama.

Subject to easements and rights of way of record.

This property does not constitute the homestead of the Grantor herein.

The Grantees presently own property adjacent to the property conveyed, and it is the intent and purpose of the Grantor(s) to convey all Grantees' rights in all property in this tract up to Grantees adjacent property, even if there is a slight defect in the legal description.

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.

BOOK 254 PAGE 145

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this  
9th day of August, 1989.

W. M. Farris (SEAL)  
W. M. Farris

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that W. M. Farris, a married man, whose name 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 9th day of August, 1989.

(NOTARIAL SEAL)

[Signature]  
Notary Public

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

89 AUG 31 PM 2:06

[Signature]  
JUDGE OF PROBATE

1. Dues Tax	\$ 5.00
2. Mfg. Tax	1.00
3. Recording Fee	5.00
4. Indexing Fee	5.00
TOTAL	16.00

BOOK 254 PAGE 146