

This deed prepared without benefit of title examination or survey.  
This instrument was prepared by

(Name) Paul L. Spain  
Attorney at Law  
(Address) 1129 Forestdale Blvd.  
Birmingham, Alabama 35214



*Jefferson Land Title Services Co., Inc.*  
316 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8020  
BIRMINGHAM, ALABAMA 35201  
AGENTS FOR  
*Mississippi Valley Title Insurance Company*

WARRANTY DEED

STATE OF ALABAMA }  
Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and No/100 Dollar and other good and valuable consideration.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged or we, Walter Calvin Spain, a married man, and Nellie Beatrice Anderson, a single woman.

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

Walter Calvin Spain N.B.A W.C.S.

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

Begin at the NW corner of the NW1/4 of the SE 1/4 of Section 15, Township 20 South, Range 1 West and run South 00 degrees 01 minutes 13 seconds West along the west line of said forty for 1344.16 feet to the SW corner of said forty; thence run North 87 degrees 19 minutes 10 seconds East along the south line of said forty for 677.31 feet; thence run North 01 degree 54 minutes 32 seconds West for 1334.60 feet to a point on the North line of said forty; thence south 88 degrees 03 minutes 43 seconds West along the North line of said forty for 632.00 feet to the point of beginning. Containing 20.12 acres more or less. \*

Subject to:

- 1. Advalorem taxes due and payable October 1, 1989.
- 2. Easements, exceptions, reservations or restrictions of record, if any.

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\* For additional legal description see Exhibit "A" attached hereto and made a part hereof.

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 29th day of September, 19 89

(SEAL) Walter C. Spain (SEAL)  
Walter Calvin Spain

(SEAL) Nellie Beatrice Anderson (SEAL)  
Nellie Beatrice Anderson

(SEAL) \_\_\_\_\_ (SEAL)

STATE OF Alabama }  
Jefferson COUNTY }

General Acknowledgment

I, the undersigned \_\_\_\_\_ a Notary Public in and for said County,  
in said State, hereby certify that Walter Calvin Spain and Nellie Beatrice Anderson

whose name(s) 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 29th day of September, A.D. 19 89

Paul L. Spain  
Notary Public

EXHIBIT "A"

ALSO AN EASEMENT FOR INGRESS AND EGRESS ALONG A DIRT ROAD ACROSS THE EAST 706.38 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 1 WEST BEING 25 FEET IN WIDTH, MORE OR LESS AS IT EXISTS ON THE DATE OF THE EXECUTION OF THIS DEED.

*Nellie Beatrice Anderson*  
*Walter C. Spurr*

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

89 OCT 16 AM 9:28

*Thomas A. Swindley, Jr.*  
JUDGE OF PROBATE

1. Deed Tax -----	\$	<u>10.00</u>
2. Mtg. Tax -----	\$	
3. Recording Fee -----	\$	<u>5.00</u>
4. Indexing Fee -----	\$	<u>3.00</u>
5. No Tax: Fee -----	\$	
6. Certified Stamp Fee --	\$	<u>1.00</u>
<b>Total -----</b>	<b>\$</b>	<b><u>19.00</u></b>