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SEND TAX NOTICE TO:

(Name) Wayne Alexander
3433 Wisteria Drive
(Address) Birmingham, Alabama 35216

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law
P.O. Box 822
(Address) Columbiana, Alabama 35051

Form 1-1-87 Rev. 1-84
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty Thousand and no/100 (\$40,000.00)-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we,
Hilda Van Landingham Hicks, a married woman, who is one and the same person as
Hilda Van Landingham
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Wayne Alexander

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

Commence at the NW corner of the SW 1/4 of the NE 1/4 of Section 24, Township 21 South, Range 1 West; thence run South along the West line of said 1/4-1/4 Section a distance of 849.31 feet to the point of beginning; thence continue South along the West line of said 1/4-1/4 Section a distance of 29.10 feet; thence turn an angle of 120 degrees 40 minutes to the left and run a distance of 464.30 feet; thence turn an angle of 76 degrees 49 minutes to the right and run a distance of 138.51 feet to the North right-of-way line of the Columbiana By-Pass or Alabama Highway No. 25; thence turn an angle of 107 degrees 44 minutes to the right and run along said right-of-way line a distance of 497.30 feet; thence turn an angle of 21 degrees 10 minutes to the right and run along said right-of-way line a distance of 54.36 feet; thence turn an angle of 21 degrees 10 minutes to the left and run along said right-of-way line a distance of 299.00 feet; thence turn an angle of 72 degrees 50 minutes to the right and run a distance of 70.40 feet; thence turn an angle of 57 degrees 17 minutes to the right and run a distance of 200.92 feet; thence turn an angle of 77 degrees 35 minutes to the right and run a distance of 273.65 feet to the point of beginning, situated in the SW 1/4 of the NE 1/4 and the SE 1/4 of the NW 1/4 of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama. LESS AND EXCEPT that certain property conveyed to Jack Vansant and wife, Connie Vansant, by deed recorded in Deed Book 258, Page 109, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

\$32,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.
THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR OF HER SPOUSE.
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 30th day of March, 1990.

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

90 APR -2 AM 10:44

JUDGE OF PROBATE

Hilda Van Landingham Hicks (Seal)
Hilda Van Landingham Hicks

1. Deed Tax	\$ 8.00	(Seal)
2. Mtg. Tax	\$ 2.50	
3. Recording Fee	\$ 3.00	
4. Indexing Fee	\$ 1.00	(Seal)
5. Notary Fee	\$ 1.00	
6. Certified Fee	\$ 1.00	
Total	\$ 16.50	

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Hilda Van Landingham Hicks, a married woman 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 she executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 30th day of March, A. D., 1990

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