

458

SEND TAX NOTICE TO:

(Name) Doris Knapp  
 Route 1, Box 2284  
 (Address) Shelby, Alabama 35143

This instrument was prepared by  
 (Name) Mike T. Atchison, Attorney  
Post Office Box 822  
 (Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty-Seven Thousand and no/100 (\$37,000.00) ----- DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Royce E. Gunter and wife, Frances Ruth Gunter

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

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

All that part of the NE 1/4 of the NE 1/4 of Section 7, Township 21 South, Range 2 East of the Huntsville Meridian, Shelby County, Alabama, more particularly described as follows: Commencing at the NW corner of the NE 1/4 of the NE 1/4 of Section 7; thence run a tie line North 88 degrees 45 minutes East 28.96 feet; thence South 11 degrees 15 minutes East 270.00 feet; thence South 79 degrees 15 minutes East 181.21 feet and North 11 degrees 15 minutes West 7.10 feet to the true point of beginning; thence from the true point of beginning North 89 degrees 09 minutes East 205.85 feet to the 397-foot contour line; thence along said contour line North 02 degrees 48 minutes West 75.00 feet; thence leaving contour line South 88 degrees 50 minutes West 216.84 feet; thence South 11 degrees 15 minutes East 75.00 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to taxes for 1990 and subsequent years. Subject to easements, restrictions, rights of way, permits of record.

1. Deed Tax	\$ 37.00
2. Mtg. Tax	\$ 2.50
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 43.50

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 10th day of April, 1990

STATE OF ALA. SHELBY CO.  
 I CERTIFY THIS  
 INSTRUMENT WAS FILED  
 90 APR 13 PM 1:13  
 JUDGE OF PROBATE

Royce E. Gunter (Seal)  
 Royce E. Gunter  
Frances Ruth Gunter (Seal)  
 Frances Ruth Gunter

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 Royce E. Gunter and wife, Frances Ruth Gunter whose name is 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 10th day of April, A. D., 1990

BOOK 287 PAGE 146