

This instrument was prepared by
✓ **Mitchell A. Spears**
ATTORNEY AT LAW
143 Main, P.O. Box 91
Montevallo, AL 35115-0091

1076

205/665-5102
205/665-5076

Send Tax Notice to:
(Name) Cynthia G. Ford
(Address) 19 Overhill Road
Montevallo, Alabama 35115

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIVE THOUSAND and 00/100-----(\$105,000.00)---DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
SARA KIEFFER CAIRNS, an unmarried woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
CYNTHIA G. FORD, a married woman

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A", AND INCORPORATED
HEREWITH, AS THOUGH FULLY SET OUT HEREIN.

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 13th
day of APRIL, 1990

(Seal)

(Seal)

(Seal)

Sara Kieffer Cairns (Seal)
SARA KIEFFER CAIRNS

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY

County }

General Acknowledgment

I, the undersigned authority
in said State, hereby certify that SARA KIEFFER CAIRNS

a Notary Public in and for said County,

whose name(s) 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 13th day of APRIL, 1990

My Commission Expires: 8/93

M. A. Spears
Notary Public

EXHIBIT "A"

A parcel of land situated in the Southwest 1/4 of the Northeast 1/4 of Section 7, Township 22 South, Range 2 West, being more particularly described as follows: Commence at the Southeast Corner of the Southwest 1/4 of the Northeast 1/4 of Section 7, Township 22 South, Range 2 West; thence North 5 degrees 32 minutes 00 seconds East and run 331.50 feet (Deed); thence South 86 degrees 04 minutes 00 seconds West and run 441.75 feet (Deed); thence North 76 degrees 39 minutes 25 seconds West and run along the chord of a curve, 363.10 feet to a point on a curve to the right, said curve having a central angle of 6 degrees 23 minutes 02 seconds and a radius of 671.23 feet and being on the Northerly Right-of-Way of Overhill Road, said point also being the point of beginning; thence along the arc of said curve and said Right-of-Way, 74.79 feet; thence North 52 degrees 13 minutes 00 seconds West and run along said Right-of-Way, 324.12 feet to a point on the Southeasterly Right-of-Way of Woodfield Road (a Dirt Road); thence North 53 degrees 56 minutes 00 seconds East and run along said Right-of-Way, 250.40 feet to the point of a curve to the right, said curve having a central angle of 11 degrees 46 minutes 17 seconds and a radius of 925.05 feet; thence along the arc of said curve and said Right-of-Way, 190.05 feet; thence South 62 degrees 54 minutes 00 seconds East and run 233.58 feet; thence South 34 degrees 13 minutes 00 seconds West and run 456.40 feet to the point of beginning. Situated in Shelby County, Alabama.

SUBJECT TO: Purchase Money First Mortgage Executed By Grantee On Even Date Herewith, In Favor Of Union Planters National Bank, In The Sum Of \$98,091.00. Restrictions appearing of record in Deed Book 268, page 414, in the Probate Office of Shelby County, Alabama.

Permit to Alabama Power Company as setforth in Deed Book 126, page 34, as recorded in the Probate Office of Shelby County, Alabama.

Coal, Oil, Gas and other mineral interests in, to or under the land herein described are NOT insured.

4-13-90
DATE

Sara Kieffer Cairns
SARA KIEFFER CAIRNS

BOOK 287 PAGE 378

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

90 APR 17 AM 8:37

Thomas P. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	-----\$ 7.00
2. Mtg. Tax	-----\$
3. Recording Fee	-----\$ 5.00
4. Indexing Fee	-----\$ 5.00
5. No Tax Fee	-----\$
6. Certified Fee	-----\$ 1.00
Total	-----\$ 16.00