

This instrument was prepared by:
(Name) Howard Green
(Address) Montevallo, Al

Send Tax Notice to:
(Name) Howard Green
(Address) Pt. 5 Box 800
Montevallo, Al. 35115

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of fifty five thousand and 00 cents; (\$55,000.00)

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

Virginia W. McCreight

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

Howard Green

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

A parcel of land situated in the NW 1/4 of Section 2, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at a point on the Northeasterly right-of-way line of Shelby County Highway No. 22 at a point 40 feet Northeasterly of and perpendicular to Highway center line station 235+00, marked by a concrete monument, said point being the beginning of a flair in right-of-way to Alabama Highway No. 119; thence in a Northwesterly direction along said NE right-of-way line a distance of 817.67 feet to the beginning of a curve to the left, said curve having a radius of 2,586.48 feet and a central angle of 10 deg. 28 min. 44 sec.; thence in a Northwesterly direction along arc of said curve a distance of 473.04 feet to the point of beginning of subject lot; thence continue along a curve having a radius of 2596.48 feet and a central angle of 4 deg. 37 min. 08 sec. a distance of 640.51 feet; thence deflect right an angle of 99 deg. 27 min. and run Northerly for 180 feet to a point on a fence; thence deflect right an angle of 80 deg. 33 min. and run Easterly along said fence for 188 feet; thence deflect right an angle of 06 deg. 25 min. and run for 243.9 feet; thence deflect right an angle of 02 deg. 53 min. and run 207.93 feet to an iron pin heretofore established; run thence Southerly along a fence for 217.45 feet and back to the point of beginning; being situated in Shelby County, Alabama.

1. Deed Tax	<u>55.00</u>
2. Mtg. Tax	<u>0.00</u>
3. Recording Fee	<u>3.50</u>
4. Indexing Fee	<u>3.00</u>
5. No Tax Fee	<u>0.00</u>
6. Certified Fee	<u>1.00</u>
Total	<u>61.50</u>

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns

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 19th day of February 1990 A.D.

I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

90 MAY -2 AM 9:47 (Seal)

(Seal)

STATE OF ALABAMA
Shelby County }
JUDGE OF PROBATE

General Acknowledgment

I, the undersigned in said State, hereby certify that Virginia W. McCreight

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, is executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 19th day of February 1990