

486

WARRANTY DEED

30,000

This instrument was prepared by
Steven R. Sears, attorney
11 South Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notice to:

Judy Robinson Keenum
BX 1042
Pelham, AL 35124

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of thirty thousand dollars, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, we, Richard G Anderson, a married man of 125 Shoshone, Montevallo, AL 35115 and Terry G Arnold, a married man, of Rt 1, BX 2675, Montevallo, AL 35115, do grant, bargain, sell, and convey unto Judy Robinson Keenum, an unmarried woman, of BX 1042, Pelham, AL 35124 (herein referred to as grantee) the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 5 and 7 according to Thomas Addition to Aldrich, as recorded in Map Book 3, page 52 of the Shelby County Probate Office.

Lot 3, according to Thomas Addition to Aldrich, as recorded in Map Book 3, page 52 in the Shelby County Probate Office, less and except that part sold to Judge P Brackin, Jr and Ann M Brackin as recorded in deed book 279, page 228 in the Shelby County Probate Office.

Commence at the SE corner of §19, Twp 22S, R3W, thence run N 57°45'W 522.85 feet to an iron pipe at the point of beginning; thence run N 6°26'E 107.15 feet; thence N 5°12'E 385.18 feet; thence run N 4°53'E 605.75 feet to an iron pipe; thence run N 89°28'W 607.32 feet to an iron pipe; thence run N 4°53'W 986.20 feet to a point which is 250 feet S 4°53'E from an iron pipe on the S right of way line of the Montevallo-Aldrich-Boothton road (Shelby County Highway 10); thence run S 87°31'W 240 feet; thence run N 250 feet to a point on the S margin of Shelby County Highway 10; thence run W along the S margin of said road to a point on the W boundary of the E½ of SE¼ of §19, Twp 22S, R3W; thence run southward along the W boundary of said E½ of SE¼ to a point 1402.60 feet from the NW corner of said E½ of SE¼; thence run S 65°0'E 342.30 feet; thence run S 89°39'E 170 feet to an iron pipe; thence run S 26°6'W 91 feet; thence run S 15°14'E 146.52 feet; thence run S 26°28'E 158.17 feet; thence run S 30°43'E 97.98 feet; thence run S 38°7'E 121.42 feet; thence run S 32°30'E 207.92 feet; thence run S 29°29'E 157.87 feet to an iron pipe; thence run N 69°02'E 11.03 feet to the point of beginning; situated in the E½ of the SE¼ of §19, Twp 22S, R3W, less and except that portion conveyed to W C Tucker as described in Real book 11, page 525 in the Shelby County Probate office; and less and except that portion conveyed to Lonnie Clark and wife Margaret Frances Hyde Clark, according to a survey done 14 July 1989 by Michael T Hammett.

According to a survey done 30 June 1990 by Michael T Hammett, Ala Reg no 16161.

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The conveyed property forms no part of the homestead of any grantor hereof.
Each grantor has other property which does form homestead.

To have and to hold to the said grantee, her heirs and assigns forever.

We, Richard G Anderson and Terry G Arnold, do for ourselves and for our heirs, executors, and administrators covenant with the said grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, we have set our hands and seals, this 06 July 1990.

Witness:

Steven Sears
Steven Sears

Richard G Anderson (Seal)
Richard G Anderson

Terry G Arnold (Seal)
Terry G Arnold

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Richard G Anderson and Terry G Arnold, whose names are signed to the foregoing conveyance, and who are (made) 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 06 July 1990.

Steven Sears
Notary public

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

90 JUL -9 PH 3: 10

JUDGE OF PROBATE

1. Deed Tax	\$ 30.00
2. Mfg. Tax	\$
3. Recording Fee	\$ 5.00
4. Indexing Fee	\$ 3.00
5. N. Tax Fee	\$
6. Certified Fee	\$ 7.00
Total	\$ 39.00