

This form furnished by:

Cahaba Title, Inc.

Riverchase Office
(205) 988-5600

Eastern Office
(205) 833-1571

This instrument was prepared by:

(Name) Richard C. Shuleva, Attorney

(Address) P.O. Box 607

Pelham, AL 35124

Send Tax Notice to:

(Name) Tammy Roper

(Address) 71 Tulip Lane

Maylene, AL 35124

WARRANTY DEED

300.00

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar (\$1.00) & other good & valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Annie M. Roper, a widow,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Tammy Roper, a single woman,

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

From the Northwest corner of the NW1/4 of the NE1/4 of Section 17, Township 21 South, Range 3 West, run South along West boundary of said NW1/4 of NE1/4, Section 17, Township 21 South, Range 3 West, for 328.5 feet; thence turn an angle of 88 degrees 18 minutes to the left and run Easterly 355.57 feet to point of beginning of the land herein described and conveyed; thence turn an angle of 22 degrees 16 minutes to the left and run 329.85 feet; thence turn an angle of 93 degrees 56 minutes to the right and run 131.60 feet; thence turn an angle of 108 degrees 20 minutes to the right and run Westerly 346.60 feet, more or less, to the point of beginning. This being a part of the NW 1/4 of Section 17, Township 21 South, Range 3 West.

Subject to existing easements, restrictions, rights-of-way, limitations, if any, of record.

The legal description set out herein was furnished to preparer by the grantor herein without the benefit of survey or title search.

1.	1.50
2.	2.50
3.	3.00
4.	
5.	
6.	1.00
Total	7.00

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 9th day of August, 19 90

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

90 AUG 13 PM 12:53

Annie M. Roper (Seal)
Annie M. Roper

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

County **Judge** **General Acknowledgment**

I, the undersigned, in said State, hereby certify that Annie M. Roper, a widow,

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 9th day of August, 19 90

6-20-91
My Commission Expires:

[Signature]
Notary Public