

This instrument was prepared by
William P. Powers
P.O. Box 1626
Columbiana, AL 35051
Telephone: (205) 669-9620

WARRANTY DEED

500.00

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and No/100 Dollars (\$1.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Reese W. Sumner, a married woman, herein referred to as grantor (whether one or more), grant, bargain, sell and convey unto Reese W. Sumner, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in a portion of the West half of Section 36, Township 20 South, Range 1 West, Shelby County, Alabama, and more particularly described as follows:

From the Southwest corner of the Southeast Quarter of the Northwest Quarter of Section 36, Township 20 South, Range 1 West, run Northerly along the West line of said Quarter-Quarter 129.00 feet to the North right-of-way line of Sumner Drive (a 30-foot wide private road); Thence run Northeasterly deflecting 81 21' right for 263.55 feet to the point of beginning; Thence run Northerly deflecting 73 45' left for 346.55 feet; Thence run Easterly deflecting 68 10' right for 138.00 feet; Thence run Southeasterly deflecting 73 16' right for 624.00 feet to the shore line of an existing lake; Thence run Westerly along said shore line deflecting 145 34' right for 91.29 feet; Thence run Southwesterly along same shore line deflecting 55 40' left for 195.57 feet; Thence run Westerly along same shore line deflecting 30 08' right for 186.98 feet; Thence run Northwesterly along same shore line deflecting 30 18' right for 136.83 feet to the East right-of-way of Bream Cove Road (a 30-foot wide private road); Thence run Northerly deflecting 80 19' right for 166.22 feet to the point of beginning, containing 4.39 acres by survey.

BOOK 310 PAGE 851

Plt 1 Box 9908
Columbiana, AL

This instrument is prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I do for myself and for my heirs, executors and administrators covenant with the said GRANTEES, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 21 day of September, 1990.

Reese W. Sumner (SEAL)

STATE OF ALABAMA
SHELBY COUNTY

I, a Notary Public in and for said County, in said State, hereby certify that Reese W. Sumner whose name 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 the 21st day of September, 1990.

John Powers
Notary Public

My Commission Expires August 14, 1991

BOOK 310 PAGE 852

1	Doc Fee	3.50
2		5.00
3		5.00
4		1.00
5		
6		
Total		9.50

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

90 SEP 21 PM 12:02

William H. Sumner, Jr.
JUDGE OF PROBATE