

This form furnished by:

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This instrument was prepared by:

(Name) Joel C. Watson, Attorney at Law
(Address) P. O. Box 987
Alabaster, Alabama 35007

Send Tax Notice to:

(Name) Mike Allen Construction Co., Inc.
(Address) _____

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVEN THOUSAND FIVE HUNDRED AND NO/100 (\$7,500.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Kathryn H. Dee and husband, W. J. Whalen, Jr.

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Mike Allen Construction Co., Inc.

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

A part of Lot 1, according to the Survey of The Amended Map of Shelby Oaks, as recorded in Map Book 12, Page 30, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 12, Township 22 South, Range 3 West; thence North 57 deg. 58 min. 51 sec. East and run 50.00 feet to the point of beginning; thence continue along last described course, 252.59 feet; thence South 24 deg. 08 min. 12 sec. East and run 300.00 feet to a point on a curve to the right, having a central angle of 0 deg. 50 min. 53 sec. and a radius of 11,459.62 feet, said point also being on the Northerly right-of-way of County Highway No. 12; thence Southwesterly along said curve and said right-of-way, 169.62 feet; thence North 40 deg. 58 min. 07 sec. West, and run 277.70 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to easement, restrictions and rights-of-way of record.

BOOK 313 PAGE 409

NO TAX COLLECTED

1	Land	0
2	Gravels	0
3	Water	0
4	Buildings	0
5	Other	0
6	County Fee	0
Total		0

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 15
day of September, 19 90

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

90 OCT - 8 AM 9:21

STATE OF ALABAMA
SHELBY

JUDGE OF PROBATE

General Acknowledgment

Kathryn H. Dee (Seal)
(Kathryn H. Dee)
W. J. Whalen, Jr. (Seal)
(W. J. Whalen, Jr.) (Seal)

I, the undersigned authority, Brenda C. Eversly Notary Public in and for said County,
in said State, hereby certify that Kathryn H. Dee and husband, W. J. Whalen, Jr.,

whose name(s) are signed to the foregoing conveyance, and who are 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 15 day of Sept., 19 90

4-11-93
My Commission Expires.

Brenda C. Eversly
Notary Public