

1700

WARRANTY DEED

TITLE NOT CHECKED BY PREPARER
LEGAL SUPPLIED BY GRANTOR

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of the sum of \$10.00, to the undersigned Grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Billy Lee Biddie, an unmarried man (herein referred to as grantor), grants, bargain, sells and conveys unto Frances Mae Fenley, (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

A part of the N 1/2 of the SE 1/4 of Section 15, Township 21 S, Range 3 W, Shelby County, Alabama, more particularly described as follows: Begin at the NE corner of the NE 1/4 of the SE 1/4; thence N 88° 23' 47" W along the North Boundary of the N 1/2 of the SE 1/4 1764.89 feet; thence S 0° 09' 23" N 674.59 feet; thence S 88° 15' 30" E 1762.06 feet to the East Boundary of the NE 1/4 of the SE 1/4; thence N 0° 24' 34" E along said boundary 678.76 feet to the point of beginning. Less and except that parcel of land conveyed by warranty deed to the Alabaster Water and Gas Board, as recorded in Book 269, Page 895.

Subject to all easements and rights of way servicing subject property and of record.

TAX ASSESSOR'S NOTE: Please assess in the name of GRANTEE, at: Route 4 Box 1236, Alabaster, AL 35007.

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, their 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, their heirs and assigns forever, against the lawful claims of all persons.

Margaret Cost Dawson
Route 4 Box 1221
Alabaster, AL 35007

BOOK 315 PAGE 446

IN WITNESS WHEREOF, I have hereunto set my hand and seal on
this the 9 day of October, 1990.

Billy Lee Biddie LS
Billy Lee Biddie

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned Notary Public, in and for said State and
County, hereby certify that Billy Lee Biddie, whose name is signed
to the foregoing conveyance, and who being known to me,
acknowledged before me on this day, that being informed of the
contents of the conveyance, he executed the same voluntarily on
the day the same bears date.

Given under my hand and official seal, this the 9 day of
October, 1990.

Margaret C. Dawson
NOTARY PUBLIC

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

90 OCT 24 AM 10:12

Thomas W. Dawkins, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 50
2. Reg. Tax	\$ 5.00
3. Recording Fee	\$ 5.00
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 20.50

BOOK 315 PAGE 447