

SEND FAX NOTICE TO: Leon S. Shelton
4958- Cahaba Valley Trace
Hwy 14, Bham, Al 35244

This instrument was prepared by
(Name) Phil Joiner, Attorney
(Address) P.O. Box 13142, Birmingham, Al 35202

Form 1-1-27 Rev. 1-88
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Thousand Dollars in hand paid and the execution of a purchase money mortgage for \$100,000.00 for a total consideration paid of \$110,000.00

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Katerina P. Di Chiara and Antoinette A. Raine, both married women

(This property is not the Homestead of either grantor)

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Leon S. Shelton, a single man

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

Commence at the Northwest corner of the East $\frac{1}{4}$ of the S.W. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$ of Section 14, Township 19 South, Range 2 West, Shelby County, AL.; Thence run South along the West line of said East $\frac{1}{4}$ a distance of 229.97 feet; Thence turn left $88^{\circ}24'35''$ and run East a distance of 218.97 feet; Thence turn right $42^{\circ}43'35''$ and run Southeasterly a distance of 419.30 feet; Thence turn right $45^{\circ}41'$ and run South a distance of 389.51 feet to the Point of Beginning; Thence continue along the last described course a distance of 260.19 feet to the Northerly Right-of-Way line of County Road #14; Thence turn left $100^{\circ}25'$ and run Easterly along said Right-of-Way line a distance of 124.15 feet; Thence turn left $13^{\circ}41'$ and continue along said Right-of-Way line a distance of 85.85 feet; Thence turn left $18^{\circ}44'55''$ and continue along said Right-of-Way line a distance of 44.63 feet; Thence turn left $60^{\circ}53'35''$ and run Northerly a distance of 99.70 feet; Thence turn left $39^{\circ}05'30''$ and run Northwesterly a distance of 102.90 feet; Thence turn left $31^{\circ}40'$ and run Westerly a distance of 128.10 feet to the Point of Beginning. Containing, 1.06 acres, more or less.

Subject to all existing restrictions, right of ways, limitations, easements, exceptions, reservations, releases and covenants of record.

THIS PROPERTY IS NOT THE HOMESTEAD OF GRANTORS

1. Deed Tax	10.00
2. Mtg. Tax	0.00
3. Recording Fee	25.00
4. Indexing Fee	3.00
5. No Tax Fee	0.00
6. Certified Fee	1.00
Total	49.00

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

90 DEC 11 AM 11:14

JUDGL OF PROBATE

BOOK 321 PAGE 665

TO HAVE AND TO HOLD to the said grantee, his, ~~heirs~~ heirs and assigns forever.

And ~~I~~ (we) do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set Our hands(s) and seal(s), this 10th day of December, 19 90.

Antoinette A. Raine (Seal)
Antoinette A. Raine

Katerina P. Di Chiara (Seal)
Katerina P. Di Chiara

..... (Seal)
..... (Seal)

..... (Seal)
..... (Seal)

STATE OF ALABAMA }
Shelby COUNTY }

General Acknowledgment

I, Angela R. Raine, a Notary Public in and for said County, in said State, hereby certify that Katerina P. Di Chiara and Antoinette A. Raine whose names 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 10th day of December, A. D., 19 90.

1101-8th Ave No.

Angela R. Raine