

This instrument was prepared by

HARRISON, CONWILL, HARRISON & JUSTICE  
P. O. Box 557  
Columbiana, Alabama 35051

\$500

WARRANTY DEED

STATE OF ALABAMA  
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100-----Dollars

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

Shirley Abbott, a married woman  
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
Andre Toffel, Trustee of the Estate of Mattie Lorine Cox

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

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION OF  
SUBJECT PROPERTY.

THE PROPERTY DESCRIBED IS NOT THE HOMESTEAD OF THE GRANTOR HEREIN.

GRANTEE'S ADDRESS:

BOOK 322 PAGE 626

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  
day of September, 19 90.

\_\_\_\_\_(SEAL) Shirley Abbott \_\_\_\_\_(SEAL)  
Shirley Abbott

\_\_\_\_\_(SEAL) \_\_\_\_\_(SEAL)

\_\_\_\_\_(SEAL) \_\_\_\_\_(SEAL)

STATE OF Alabama  
Shelby COUNTY

General Acknowledgment

a Notary Public in and for said County,

I, the undersigned  
in said State, hereby certify that Shirley Abbott, a married woman

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 21 day of September

PAMELA S. BARNETT, NOTARY PUBLIC  
TALLADEGA COUNTY, STATE OF ALABAMA  
MY COMMISSION EXPIRES 05-14-94

Barnett, Pamela S. Pamela S. Barnett

Abbott  
to  
Toffel

EXHIBIT "A"

Commence at the NW corner of the NE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 5, Township 20, Range 1 West; thence run South along the West boundary of said Quarter-Quarter Section 366 feet; thence turn an angle of 89 deg. left and run thence Easterly 690 feet to point of beginning; thence continue Easterly in the same direction 210 feet; thence turn an angle of 89 deg. to the right and run thence Southerly 350 feet; thence turn an angle to the right of 91 deg. and run thence Westerly 210 feet; thence turn an angle to the right of 89 deg. and run thence Northerly 350 feet to point of beginning.

ALSO, Commence at the NW corner of NE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 5, Township 20, Range 1 West; thence run South along the West boundary of said Quarter-Quarter Section 366 feet; thence turn an angle of 89 deg. left and run thence Easterly 690 feet; thence continue Easterly in the same direction 210 feet; thence turn an angle of 89 deg. to the right and run thence Southerly 350 feet to point of beginning; thence continue Southerly in the same direction 414 feet to the North boundary of the Chelsea-Simsville Road; thence turn an angle of 138 deg. 30" to the right and run thence Northwesterly along the North boundary of said road 200 feet; thence turn an angle of 11 deg. to the left and continue along the North boundary of said road a distance of 92 feet; thence turn an angle of 53 deg. 30' to the right and run thence Northerly 208 feet; thence turn an angle of 91 deg. to the right and run thence Easterly 210 feet to point of beginning.

SUBJECT TO THE RESERVATION CONTAINED IN REAL BOOK 293, page 90, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

One acre of land in the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 5, Township 20 South, Range 1 West, Shelby County, Alabama described as follows: Commence at the Northeast corner of said Section 5, thence run South along the East section line 3357.53 feet; thence turn right 91 deg. 26 min. 06 sec. and run West 520.23 feet to the point of beginning; thence continue last course 124.64 feet to a point in the center of a gravel drive, thence run southerly along the center of said drive the following courses and distances; turn left 102 deg. 57 min. 15 sec. a distance of 23.56 feet; turn right 08 deg. 09 min. 07 sec. a distance of 59.91 feet; turn right 14 deg. 31 min. 57 sec. a distance of 133.53 feet, turn left 29 deg. 41 min. 49 sec. a distance of 103.03 feet to a point on the northeast right of way of Shelby County Highway #36, then turn left 22 deg. 16 min. 57 sec. and run southeast along said right of way 151.30 feet, then turn left 137 deg. 45 min. 03 sec. and run north 423.10 feet to the point of beginning. The East 10 feet of the above described property is reserved for an easement (the east line being the center of a 20 foot easement.)

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
90 DEC 18 PM 12:11

*Thomas H. Hamilton*  
JUDGE OF PROBATE

|                  |      |
|------------------|------|
| 1. Deed Tax      | 50   |
| 2. Mtg. Tax      | 5.00 |
| 3. Recording Fee | 3.00 |
| 4. Indexing Fee  | 1.00 |
| 5. No Tax Fee    |      |
| 6. Certified Fee |      |
| Total            | 9.50 |