

This instrument was prepared by

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

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Thousand and no/100-----Dollars
and other good and valuable consideration

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

Melvy N. Thomas

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

Ruby N. Smith

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

TRACT B-5

Commence at the Southwest corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, Township 21 South, Range 3 West, Shelby County Alabama and run north along the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 435.0 feet; thence right 91 deg. 32 min. 48 sec. and run east and parallel to the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 895.5 feet to point of beginning; thence continue along last described course for a distance of 153.5 feet; thence left 91 deg. 32 min. 48 sec. and run north and parallel to the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 893.45 feet, more or less to a point of intersection with the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence left 88 deg. 28 min. 24 sec. and run west along the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 153.5 feet; thence left 91 deg. 31 min. 36 sec. and run south and parallel to the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 893.4 feet, more or less to point of beginning. containing 3.15 acres, more or less.

CONTINUED ON REVERSE SIDE

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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 18th
day of December, 1990.

(SEAL) Melvy N. Thomas (SEAL)
Melvy N. Thomas

(SEAL) _____ (SEAL)

(SEAL) _____ (SEAL)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority
in said State, hereby certify that Melvy N. Thomas

General Acknowledgment

a Notary Public in and for said County,

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 18th day of December, A.D. 1990.

H. Honnell
Notary Public

SUBJECT to ingress and egress easements as shown on attached Exhibit "A".

SUBJECT to any and all easements and rights-of-way of record.

SUBJECT to the appropriate land use regulations for the City of Alabaster or Shelby County, Alabama.

SUBJECT to that certain Lease dated May 15, 1989, recorded in Book 252, Page 915 in the Probate Office of Shelby County, Alabama.

\$7,166.00 of the purchase price recited above was paid from a mortgage executed simultaneously herewith.

The above described property does not constitute any part of Grantor's homestead.

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COLLECTED	
1. Deed Tax	\$
2. Not. Fee	\$
3. Recording Fee	\$ 5.00
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$
Total	\$ 10.00

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

90 DEC 20 PM 3:56

JUDGE OF PROBATE

Recording Fee \$
Deed Tax \$

This Deed furnished by

HARRISON, CONWILL, HARRISON

& JUSTICE

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED