

THE TITLE TO [REDACTED] PROPERTY HAS NOT BEEN EXAMINED BY THE PREPARER OF THIS DEED

SEND TAX NOTICE TO:

(Name) CELIA P. CHRISTIAN 500.00
2104 Arrowhead Drive
(Address) Birmingham, AL 35244

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-57 Rev. 1-58

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE AND NO/100 (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS

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

Jon R. Christian and wife, Celia P. Christian

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

Celia P. Christian

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

PARCEL 1

Lot 14, according to the Survey of Riverchase West Residential Subdivision, First Addition, as recorded in Map Book 7, Page 2, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama. Subject to mortgage indebtedness presently encumbering hereinabove described property. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

PARCEL 2

Commence at the Northeast corner of the Southeast quarter (of the Southeast quarter) of Section 12, Township 24 North, Range 15 East; run thence South 03 degrees 30 minutes East 635.2 feet to the South boundary of Riverfront Street, as shown in Map Book 4, at Page 8 in the Office of the Judge of Probate of Shelby County, Alabama; thence North 80 degrees West along the South boundary of Riverfront Street 100 feet for the point of beginning of the tract of land herein conveyed. Continue thence North 80 degrees West along the South boundary of Riverfront Street 269.7 feet; thence to the left at an angle of 111 degrees 98.5 feet; thence 55 degrees 40 minutes East 103.5 feet; thence South 61 degrees 38 minutes East 45 feet; thence North 77 degrees 17 minutes East 97.2 feet; thence North 13 degrees 35 minutes East 112.5 feet to the point of beginning.

LESS AND EXCEPT THAT PROPERTY SOLD TO Mrs. Lillian Ault, et al as described in Deed Book 247, Page 317, in the Probate Office of Shelby County, Alabama.

CONTINUED ON REVERSE SIDE

TO HAVE AND TO HOLD to the said grantees, 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 the said GRANTEES, 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 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 27th day of December, 1990

(Seal)
(Seal)
(Seal)

Jon R. Christian (Seal)
Celia P. Christian (Seal)
Celia P. Christian (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jon R. Christian and wife, Celia P. Christian whose name 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 27th day of December, A. D., 1990

Deborah A. Jackson

Notary Public

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PARCEL 3

Lots Numbers 4, 5, and 6 in Block No. 7 of Pine Grove Camp according to the survey of said Pine Grove Camp, a map of which is on file in the Probate Office of Shelby County, Alabama, and being situated in the Southeast Quarter of the Southeast Quarter of Section 12, Township 24, Range 15 East, Shelby County, Alabama, except mineral and mining rights, and also excepting those water rights heretofore conveyed to the Alabama Power Company by deed recorded in Deed Book 52 at Page 176 in the Office of the Judge of Probate of Shelby County, Alabama, and also subject to power line easements to Alabama Power Company, being the same property conveyed to S. Ray Shotts, et ux by Arnold M. Bean et ux in deed dated April 25, 1962 and recorded in Office of Probate of Judge of Shelby County, Alabama in the Book 221, Page 510 and Book 283, Page 704.

SIGNED FOR IDENTIFICATION:

Jon R. Christian
Jon R. Christian

Celia P. Christian
Celia P. Christian

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1. Deed Tax	-----\$	.50
2. Misc. Tax	-----\$	
3. Recording Fee	-----\$	5.00
4. Int. on Tax	-----\$	3.00
5. Notary	-----\$	
6. Certified copy	-----\$	1.00
Total	-----\$	9.50

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

90 DEC 27 PM 2:00

Thomas A. Shanks
JUDGE OF PROBATE

TURN TO:

TO

ARRANTY DEED

ATE OF ALABAMA,
County.

Judge of Probate

LAWYERS TITLE INSURANCE
CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$
RECORD FEE \$
TOTAL \$