

This form furnished by:

Cahaba Title, Inc.

Riverchase Office
(205) 988-5600

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(205) 833-1571

This instrument was prepared by:
(Name) Courtney H. Mason, Jr.
(Address) 100 Concourse Parkway, Suite 350
Birmingham, Alabama 35244

Send Tax Notice to:
(Name) Phyllis H. Howton
(Address) 1927 Old Highway 31
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY TWO THOUSAND FIVE HUNDRED & NO/100ths (\$52,500.00) - - - -DOLLARS.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Monty E. Bryant and wife, Gwen Bryant

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

Phyllis H. Howton

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

A parcel of land in the Southwest 1/4 of the Southwest 1/4 of Section 9, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows:
Begin at the Southwest corner of said Section 9; thence North along the West line of said Section 9 a distance of 320.00 feet; thence turn right 100 deg. 13 min. 37 sec. and run in a Southeasterly direction a distance of 527.66 feet to a point on the Westerly boundary of Camp Branch Road; thence turn right 83 deg. 26 min. 35 sec. and run in a Southerly direction along Camp Branch Road a distance of 87.86 feet to a point on a clockwise curve having a central angle of 17 deg. 42 min. 28 sec. and a radius of 485.00 feet; thence run Southerly and Westerly along Camp Branch Road an arc distance of 149.89 feet to a fence line; thence turn right 69 deg. 28 min. 06 sec. from tangent and run in a Westerly direction along a fence a distance of 481.33 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

01 \$39,375.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

1. Deed Tax 13.50
2. Adm. Tax 0
3. Recording Fee 2.50
4. Indexing Fee 3.00
5. Notary Fee 0
6. Certified Fee 1.00
Total 20.00

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 31st
day of December, 19 90

STATE OF ALA. SHELBY CO. (Seal)
I CERTIFY THIS (Seal)
INSTRUMENT WAS FILED (Seal)
91 JAN -7 AM 10:40 (Seal)

Monty E. Bryant (Seal)
Gwen Bryant (Seal)

STATE OF ALABAMA
SHELBY

James A. [Signature]
JUDGE OF PROBATE

General Acknowledgment

I, the undersigned a Notary Public in and for said County,
in said State, hereby certify that **Monty E. Bryant and wife, Gwen Bryant**

whose name(s) are signed to the foregoing conveyance, and who are ~~xxx~~ 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 31st day of December, 19 90

3-10-91

COURTNEY H. MASON, JR.
NOTARY PUBLIC

Notary Public