

This instrument was prepared by

1007
2000

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 Dollar and division of property

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

Kenneth Simons, Kenneth Simons, II, Catherine Simons and Mary Rebecca Simons
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Edward R. Southern

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

Tract No. 1

Commence at the SE corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 11, Township 19 South, Range 2 East; thence North 0 deg. 04 min. 10 sec. West and run 16.96 feet to the point of beginning; thence North 87 deg. 25 min. 18 sec. West and run 89.77 feet to the P.C. of a curve to the left having a central angle 2 deg. 12 min. 43 sec. and a radius of 895.05 feet; thence along arc of said curve 34.55 feet; thence north 89 deg. 37 min. 57 sec. West and run 91.74 feet; thence North 10 deg. 22 min. 47 sec. West and run 182.79 feet; thence South 89 deg. 13 min. 32 sec. West and run 104.0 feet; thence North 6 deg. 17 min. 07 sec. West and run 104.18 feet; thence North 3 deg. 11 min. 00 sec. West and run 104.0 feet; thence North 72 deg. 11 min. 20 sec. East and run 388.05 feet; thence South 0 deg. 04 min. 10 sec. East and run 510.0 feet to the point of beginning. Containing 3.2 acres.

The above described property is not part of Grantors' homestead.

The above grantors constitute all the heirs at law and next of kin of Velma Simons, deceased.

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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

day of May full, 19 90.

Kenneth Simons (SEAL)

Catherine Simons (SEAL)

Kenneth Simons, II (SEAL)

Mary Rebecca Simons (SEAL)

STATE OF South Carolina

Lexington COUNTY

General Acknowledgment

a Notary Public in and for said County,

I, the undersigned authority
in said State, hereby certify that Kenneth Simons, II

Whose name(s) 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 7th day of May June, A.D. 19 90

STATE OF ALABAMA)

General Acknowledgment

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kenneth Simons

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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of

May June, 19 90.



William R. Justice
Notary Public

My Commission Expires: 9-11-91

STATE OF ALABAMA)

General Acknowledgment

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mary Rebecca Simons

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 1st day of

May June, 19 90.



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

91 JAN 16 PM 2:55

Thomas R. Snowden, Jr.
JUDGE OF PROBATE
ALABAMA

William R. Justice
Notary Public

My Commission Expires: 9-11-91

STATE OF ALABAMA)

General Acknowledgment

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kenneth Simons, whose name is signed as Conservator of Catherine Simons, a Minor

~~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, he, in his capacity as such Conservator executed the same voluntarily ~~on the~~ day the same bears date, and under authority of the Probate Court of Shelby County, Alabama, in the case of the Estate of Catherine Simons on the day the same bears date.

Given under my hand and official seal this 1st day of

June, 19 90.

1. Deed Tax ----- \$ 200
2. Mtg. Tax ----- \$
3. Recording Fee ----- \$ 500
4. Indexing Fee ----- \$ 500
5. No Tax Fee ----- \$
6. Certified Fee ----- \$ 100
Total ----- \$ 1300

H. H. H. H.
Notary Public

My Commission Expires: 12/20/1992