

This deed has been prepared without the examination of the title to the property herein described.

SEND TAX NOTICE TO:

(Name) George A. Nix  
Rt. 2, Box 9  
(Address) Columbiana, AL 35051

This instrument was prepared by

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

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-57 Rev. 1-44

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of NINETEEN THOUSAND AND NO/100 (\$19,000.00) -----DOLLARS.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,  
Francis W. Grady and wife, Rose Grady

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

George A. Nix

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

PROPERTY BEING DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE PART AND PARCEL HEREOF AND INCORPORATED BY REFERENCE AS FULLY AS IF SET OUT HEREIN, WHICH SAID EXHIBIT IS SIGNED FOR THE PURPOSE OF IDENTIFICATION.

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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 the said GRANTEE, 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 GRANTEE, 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 28th day of November, 19 90

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

Francis W. Grady (Seal)  
Francis W. Grady

Rose Grady (Seal)  
Rose Grady

Rose Grady (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 Francis W. Grady and wife, Rose Grady whose names 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 28th day of November, A. D., 19 90

EXHIBIT "A"

**PARCEL A:** Commence at the point of intersection of the West boundary of SE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 20, Township 21 South, Range 1 East, and the NW right of way line of County Hwy #30; thence proceed in a Northeasterly direction along said NW R.O.W. line of said Co. Hwy #30 for an arc distance of 551.06 feet (chord distance=550.84 feet, according to a survey by Ronald Roy Powell, Reg. 10,927, dated Nov. 13, 1976) to a point, being the point of beginning of the parcel of land herein described; thence continue along said R.O.W. in a Northeasterly direction along a tangent section for a distance of 128.94 feet to a point; thence turn an angle of 90 deg.00' to the left and run 210.00 feet to a point; thence turn an angle of 90 deg.00' to the left and run 152.42 feet to the point of intersection with the NE property line of William T. Vincent property; thence turn an angle of 96 deg.22'45" to the left and run in a Southeasterly direction along said NE property line of W.T. Vincent property for a distance of 211.31 feet to the point of beginning. Said parcel of land is located in the SE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 20, Township 21 South, Range 1 East, and contains 0.68 acre.

**PARCEL B:** Commence at the point of intersection of the West boundary of SE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 20, T-21-S, R-1-E, and the NW right of way line of County Hwy #30; thence proceed in a Northeasterly direction along said NW R.O.W. line of said Co. Hwy 30 for a distance of 680 feet to a point, being the point of beginning of the parcel of land herein described; thence continue in a Northeasterly direction along said R.O.W. for a distance of 11.4 feet to the point of intersection of a fence; thence turn an angle of 86 deg.34'03" to the left and run along a fence for a distance of 224.20 feet to a point; thence turn an angle of 97deg.33'28" to the left and run in a Southwesterly direction along a fence for a distance of 177.82 feet to the point of intersection of the NE property line of William T. Vincent property; thence turn an angle of 87 deg.44' 46" to the left and run along said NE property line of Vincent property for a distance of 1.0 foot to a point; thence turn an angle of 83 deg.37' 15" to the left and run 152.42 feet to a point; thence turn an angle of 90 deg.00' to the right and run 210.00 feet to the point of beginning. Said parcel of land is lying in SE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 20, Township 21 South, Range 1 East, and contains 0.11 acre.

SIGNED FOR IDENTIFICATION:

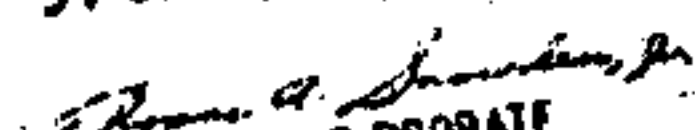
  
Francis W. Grady

  
Rose Grady

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

91 JAN 29 AM 9:18

  
JUDGE OF PROBATE

1. Deed Tax	19.00
2. Mtg. Tax	5.00
3. Recording Fee	3.00
4. Indexing Fee	1.00
5. No Tax Fee	
6. Certified Fee	
Total	28.00