

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by
Mitchell A. Spears
ATTORNEY AT LAW
143 Main, P.O. Box 91
Montevallo, AL 35115-0091

205/665-5102
205/665-5076

Send Tax Notice to: Aaron Boles, Jr.
(Name) _____
1031 11th Avenue North
(Address) _____
Bessemer, Alabama 35020

MINIMUM VALUE: \$1,000.00

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar, (\$1.00) 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,
Charles Boles, Executor of the Estate of Etta M. Boles, deceased,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Aaron Boles, Jr., Johnnie B. Wallace and Jane Timmons, as tenants in common

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

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREWITH,
AS THOUGH FULLY SET OUT HEREIN.

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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 11th
day of February, 19 91

(Seal)

(Seal)

(Seal)

Charles Boles (Seal)
Charles Boles, Executor of the Estate
of Etta M. Boles, Deceased (Seal)

(Seal)

STATE OF ALABAMA

County

General Acknowledgment

I,
in said State, hereby certify that

a Notary Public in and for said County,

whose name(s) _____ signed to the foregoing conveyance, and who
day that, being informed of the contents of the conveyance,

is known to me, acknowledged before me on this
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this _____ day of _____ 19 _____

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT REPRESENTATIVE CAPACITY

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Charles Boles, whose name as Executor of the Estate of Etta M. Boles, 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 Executor, executed the same voluntarily on the day the same bears date.

Given under my hand this the 11 day of February, 1991.


Notary Public

My Commission Expires:

8/93

EXHIBIT "A"

Two parcels of land located in the SW 1/4 of the SW 1/4 of Section 33, and the SE 1/4 of the SE 1/4 of Section 32, all in Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:
Begin at the Southwest corner of Section 33, Township 21 South, Range 2 West, said corner having coordinates of N 1148030.11 and E 726061.70; thence run N 00 degrees 15 minutes 57 seconds West a distance of 59.74 feet to a point having coordinates of N 1148089.85 and E 726061.42; thence run N 00 degrees 16 minutes 27 seconds West a distance of 74.01 feet to a point having coordinates of N 1148163.86 and E 726061.07; thence run South 88 degrees 01 minutes 24 seconds East a distance of 283.50 feet to a point having coordinates of N 1148154.08 and E 726344.40; thence run North 07 degrees 08 minutes 39 seconds West a distance of 305.02 feet to a point having coordinates of N 1148456.74 and E 726306.47; thence run North 88 degrees 01 minutes 59 seconds West a distance of 217.63 feet to a point having coordinates of N 1148464.21 and E 726088.97; thence run South 09 degrees 45 minutes 53 seconds West a distance of 168.09 feet to a point having coordinates of N 1148298.55 and E 726060.46; thence run North 88 degrees 32 minutes 41 seconds West a distance of 208.78 feet to a point having coordinates of N 1148303.85 and E 725851.75; thence run North 00 degrees 33 minutes 21 seconds West a distance of 408.11 feet to a point having coordinates of N 1148711.94 and E 725847.79; thence run South 84 degrees 55 minutes 00 seconds East a distance of 250.84 feet to a point having coordinates of N 1148689.72 and E 726097.64; thence run North 02 degrees 12 minutes 11 seconds East a distance of 120.73 feet to a point having coordinates of North 1148810.36 and E 726102.29; thence run North 74 degrees 48 minutes 08 seconds East a distance of 372.98 feet to a point having coordinates of N 1148908.14 and E 726462.23; thence run South 06 degrees 33 minutes 57 seconds East a distance of 354.94 feet to a point having coordinates of N 1148555.53 and E 726502.81; thence run south 15 degrees 27 minutes 35 seconds West a distance of 542.17 feet to a point having coordinates of N 1148032.98 and E 726358.29; thence run South 89 degrees 26 minutes 44 seconds West a distance of 296.60 feet to the point of beginning. Said combined parcels containing 7.42 acres, more or less.

SUBJECT TO:

A roadway for ingress and egress across said property.

Commence at the Southeast corner of the SE 1/4 of the NW 1/4 of Section 34, Township 24 North, Range 15 East, and thence run West along the South line of said quarter-quarter section a distance of 133.84 feet; thence turn an angle of 90 deg. 00 min. to the right and run North a distance of 70.56 feet to a point, being the SE corner of Aubrey May lot; thence turn an angle of 90 deg. 30 min. to the left and run along the South line of said Aubrey May lot 100.00 feet to the SW corner of said May lot and the point of beginning; thence turn an angle of 90 deg. 30 min. to the right and run along the West line of said May lot 178.30 feet; thence turn an angle of 98 deg. 42 min. to the left and run a distance of 200.00 feet; thence turn an angle of 81 deg. 18 min. to the left and run a distance of 200.00 feet; thence turn an angle of 98 deg. 42 min. to the left and run a distance of 200.00 feet; thence turn an angle of 81 deg. 18 min. to the left and run a distance of 21.70 feet to the point of beginning, less and except that portion thereof or interest therein heretofore conveyed to the Alabama Power Company lying below the 397.00 foot ground elevation contour line, and being further designated as Lots No. 2 and 3, according to survey of Frank W. Wheeler, Registered Land Surveyor, of a portion of the SE 1/4 of NW 1/4 of Section 34, Township 24 North, Range 15 East.

Together with right of egress and ingress to and from the above designated property across remaining property of said Cora Lee Pound to a public road.

This conveyance is made pursuant to the Last Will and Testament of Etta M. Boles, deceased. (Refer to Letters Testamentary issued to Charles Boles regarding Case Number 29-75, Shelby County Probate Court).

Dated: 2/11/91

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

Charles Boles
Charles Boles
Executor of the Estate of
Etta M. Boles, Deceased

1. Deed Tax ----- \$ 1.00
2. Mfg. Tax ----- \$
3. Recording Fee ----- \$ 7.50
4. Indexing Fee ----- \$ 3.00
5. Notary Fee ----- \$ 1.00
6. Certified Fee ----- \$
Total ----- \$ 12.50

91 FEB 20 PM 12:16

JUDGE OF PROBATE

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