

This instrument prepared by:

STEPHEN M. MACHEN, Attorney
P.O. Box 660
Sylacauga, AL. 35150

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TITLE NOT EXAMINED
SEND TAX NOTICE TO:
Lamar M. Danford
99-Miller Drive
Vincent, Alabama 35178

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Eight Hundred and NO/100 dollars (\$800.00) 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, T. W. Bell and wife, Louise T. Bell, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Lamar M. Danford, (herein referred to as grantee, whether one or more), in fee simple, the following described real estate, situated in Shelby County, Alabama, to-wit:

From the Northwest corner of the Southeast Quarter of the Southeast Quarter of Section 3, Township 19 South, Range 2 East, run South a distance of 429.58 feet to the POINT OF BEGINNING; thence left 43 Degrees 31 Minutes a distance of 230.31 feet; thence left 90 Degrees 18 Minutes 05 Seconds a distance of 189.14 feet; thence left 89 Degrees 41 Minutes 55 Seconds a distance of 230.31 feet; thence left 90 Degrees 18 Minutes 05 Seconds a distance of 189.14 feet to the POINT OF BEGINNING. Said lot contains 1 acre more or less. Also an easement from the POINT OF BEGINNING of said lot 20 feet Northeasterly; thence left 90 Degrees to R.O.W. of Miller Rd. as shown on Plat.

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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) (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 17th day of December, 1990.


T. W. BELL


LOUISE T. BELL

STATE OF ALABAMA)

SHELBY COUNTY)

General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that T. W. Bell and wife, Louise T. Bell, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he (she) (they) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17 day of
December, 1990.

Anne B. Smith
NOTARY PUBLIC

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1. Dead Tax
2. HSG. Tax
3. Recording Fee
4. Indexing Fee
5. Tax & Fee
6. Certified Fee
Total

STATE OF ALA. SHELBY C.
I CERTIFY THIS
INSTRUMENT WAS FILED
JUL 10 1939

9 MAR 11 AM 10:39
STATE OF ALABAMA
JUDGE SHELBY COUNTY

I, VAN MARCUS PEAVY, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT MAP OF THE LAND SHOWN HEREON AND SO SURVEYED BY ME THIS 1st DAY OF NOVEMBER, 1990. I FURTHER CERTIFY THIS LAND DOES NOT LIE IN A SPECIAL FLOOD HAZARD ZONE.

LOT 4:

FROM THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 2 EAST, RUN SOUTH A DISTANCE OF 429.58 FEET TO THE POINT OF BEGINNING; THENCE, LEFT 43°-31' A DISTANCE OF 230.31 FEET; THENCE, LEFT 90°-18'-05" A DISTANCE OF 189.14 FEET; THENCE, LEFT 89°-41'-55" A DISTANCE OF 230.31 FEET; THENCE, LEFT 90°-18'-05" A DISTANCE OF 189.14 FEET TO THE POINT OF BEGINNING. SAID LOT CONTAINS 1 ACRE MORE OR LESS. ALSO AN EASEMENT FROM THE POINT OF BEGINNING OF SAID LOT 20 FEET NORTHEASTERLY; THENCE LEFT 90° TO R.O.W. OF MILLER RD. AS SHOWN ON PLAT.

LOT 5:

FROM THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP
19 SOUTH, RANGE 2 EAST, RUN SOUTH 429.58 FEET; THENCE, LEFT 136'-29" A DISTANCE OF 189.14
FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE IN A STRAIGHT LINE A DISTANCE OF 189.14 FEET;
THENCE, RIGHT 90'-18"-05" A DISTANCE OF 230.31 FEET; THENCE, RIGHT 89'-41"-55" A DISTANCE OF 189.14
FEET; THENCE, RIGHT 90'-18"-05" A DISTANCE OF 230.31 FEET TO THE POINT OF BEGINNING. SAD LOT
CONTAINS 1 ACRE MORE OR LESS. *A. M. R.*

Van M. Berry



Tom Bell

Peavy Land Surveying
348 STONEWALL ROAD
MONTGOMERY, ALABAMA 36110
(334-890-0114)

11-01-90