

THIS INSTRUMENT PREPARED BY:
HILL & WEATHINGTON, P.C.
819 Parkway Drive, S.E.
Leeds, Alabama 35094

Send Tax Notice To:
Douglas S. Karhan
Rt. 1 Box 1032-A
Leeds, AL 35094

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Fifteen Thousand and No/00 Dollars (\$15,000.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Euel C. Jones and wife, Agnes B. Jones (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto DOUGLAS S. KARHAN (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A part of the SW1/4 of the NE1/4 of Section 33, Township 17 South, Range 1 East, and being more particularly described as follows: Commence at the NW corner of the SW1/4 of the NE1/4 of Section 33, Township 17 South, Range 1 East; thence South along the West line of said 1/4 1/4 section 1019.00 feet; thence North 87 deg. 30' East 222.00 feet; thence 45 deg. 00' to the left in a northeasterly direction 125.00 feet to the point of beginning of tract herein described; thence 90 deg. 00' to the left 86.00 feet; thence 90 deg. 11' to the right 211.39 feet to a 1/2 inch rebar; thence 89 deg. 47' to the right 197.79 feet to a R.R. Spike in the center of a county road; thence 89 deg. 30' to the right along said county road 211.52 feet to a 1/2 inch rebar in the center of said county road; thence 90 deg. 32' to the right 114.41 feet to the point of beginning.

SUBJECT TO:

1. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 121, page 294, in the Probate Office of Shelby County, Alabama.

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 30th day of April, 1991.

Euel C. Jones
Euel C. Jones
Agnes B. Jones
Agnes B. Jones

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Euel C. Jones and wife, Agnes B. Jones, 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 30th day of April, 1991.

James L. Langan
Notary Public

PROPERTY THIS
INSTRUMENT WAS FILED

91 MAY -2 PM 1:11

CLERK OF COURSE

1	Deed Tax	15.00
2		
3		5.00
4		3.00
5		1.00
6		
Total		24.00