

This instrument was prepared by

(Name) Martha Shaw Fant

(Address) 90 Shaw Dr., Chelsea, AL 35043

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

\$5,000

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar 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, Martha Shaw Fant

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

Michael Stephen Fant

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

A tract of land situated in the East $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 12, Township 20 South, Range 2 West, Shelby County, Alabama and more particularly described as follows: Commence at the Southeast corner of said East $\frac{1}{4}$ thence in a northerly direction along the East line thereof, a distance of 338.82 feet to the Point of Beginning; thence in same direction, a distance of 131.93 feet; thence 88 degrees, 53 minutes, 30 seconds left in a westerly direction, a distance of 330.24 feet; thence 91 degrees, 06 minutes, 30 seconds left in a southerly direction, a distance of 131.93 feet; thence 88 degrees, 53 minutes, 30 seconds left in an easterly direction, a distance of 330.24 feet to the Point of Beginning. Tract contains 1.0 acres.

Subject to existing easement, restrictions, set-back lines, right of ways, limitations, if any, of record.

1	Doc. Tax	<u>2.00</u>
2		<u>4.50</u>
3		<u>3.00</u>
4		<u>1.00</u>
5		<u>1.00</u>
6		<u>1.00</u>
Total		<u>11.50</u>

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 GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 6th day of May, 1991.

(Seal)

(Seal)

91 MAY -7 PM 2:38 (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 Martha Shaw Fant whose name 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 6th day of May, A. D., 1991.

Notary Public.