

This instrument was prepared by

(Name) J. Michael Joiner

(Address) PO Box 1012, Alabaster, AL 35007

Send Tax Notice To: Larry A. Britt

name

117 Meadow Croft Cir

address Birmingham, AL 35242

WARRANTY DEED-

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy-Four Thousand and 00/100 Dollars (\$74,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, F. Beth Stone, an unmarried woman

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

Larry A. Britt, an unmarried man

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

The North half of the Northeast Quarter of Section 23, Township 20 South, Range 2 East, Shelby County, Alabama. For a POINT OF BEGINNING;

Commence at the Northeast corner of Section 23, Township 20 South, Range 2 East, said point also being the Northeast corner of herein described property; thence proceed West along the North boundary of the North half of the Northeast Quarter of said Section 23 for a distance of 2737.72 feet to the Northwest corner of the Northeast Quarter of said Section 23; thence turn 89 degrees 26 minutes 25 seconds left and proceed South along the West boundary of said Northeast Quarter for a distance of 1348.97 feet to the Southwest corner of the Northwest Quarter-Northeast Quarter; thence turn 90 degrees 33 minutes 50 seconds left and proceed East along the South boundary of North Half of said Northeast Quarter for a distance of 2724.62 feet to the Southeast corner of the Northeast Quarter-Northeast Quarter; thence turn 88 degrees 52 minutes 46 seconds left and proceed North along the East boundary of the Northeast Quarter-Northeast Quarter of said Section 23 for a distance of 1348.96 feet to the POINT OF BEGINNING of herein described property containing 84.57 acres.

63,000 of purchase price paid by mortgage recorded simultaneously herewith. Tax, Situated in Shelby County, Alabama.

Subject to existing easements, taxes, restrictions, set-back lines, rights of way, limitations, if any, of record. 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, I have hereunto set my hands(s) and seal(s), this 27<sup>th</sup> day of July, 1991.

STATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
91 JUL -2 PM 1:07

JUDGE OF PROBATE

STATE OF XXXXXXXXINDIANA  
COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that F. Beth Stone, an unmarried woman 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 27<sup>th</sup> day of June, A. D., 1991.

Notary Public