

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: **Marshel Roy Cunningham**
(Name)

(Address) **P. O. Box 26**
Montevallo, Alabama 35115

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,
J. K. Cunningham, Jr. and wife, Nettie B. Cunningham

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

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

1.00
2.50
3.00
4.00
7.50
Tax

A parcel of land situated in the South 1/2 of Section 21 and also a part of Fractional Section 28, Township 22 South, Range 3 West being more particularly described as follows;

Commence at the N.W. Corner of Section 28, Township 22 South, Range 3 West and run south along an existing fence line to the North R.O.W. line of Shelby County Road No. 12 being a point on a curve to the right having a central angle of 3 deg. 44' 31" and a radius of 2899.29 feet; thence along the arc of said curve 189.34 feet; thence along the tangent of said curve run 717.75 feet to the P.O.B.; thence continue along the last said course 300.00 feet; thence turn 79 deg. 21' 31" right and run 1088.38 feet; thence turn 91 deg. 05' 58" right and run 292.31 feet; thence turn 88 deg. 06' 39" right and run 118.55 feet to an iron pin; thence turn 0 deg. 45' 18" right and run 227.86 feet to an iron pin; thence turn 0 deg. 14' 39" left and run 137.34 feet to an iron pin; thence turn 0 deg. 20' 58" right and run 59.82 feet to an iron pin; thence turn 0 deg. 01' 46" left and run 245.72 feet to an iron pin; thence turn 0 deg. 00' 29" left and run 339.89 feet to an iron pin and the P.O.B., containing 7.52 acres, less any easements, R.O.W., or restrictions of public record.

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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 26th day of June, 19 91

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
91 JUL -2 PM 12:13

J. K. Cunningham, Jr. (Seal)
Nettie B. Cunningham (Seal)
Nettie B. Cunningham (Seal)

STATE OF ALABAMA JUDGE OF PROBATE
SHELBY County } General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **J. K. Cunningham, Jr. and Nettie B. Cunningham**

whose name(s) are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 26th day of June, 19 91

9/94
My Commission Expires: Notary Public