

Jeffrey D. Boomhower
109 Cheshire Road
Harpersville, AL 35078

398

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE DOLLAR (\$1.00), and other good and valuable consideration, to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, **JEFFREY D. BOOMHOWER** and **GEORGE R. YEAGER**, (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **JEFFREY D. BOOMHOWER** (herein referred to as GRANTEE), the following described parcel of real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

From the southeast corner of the southwest 1/4 of the northwest 1/4 of SECTION 28, TOWNSHIP 19 SOUTH, RANGE 1 EAST; run north along the east line of said 1/4-1/4 a distance of 187.84 feet; thence left 95°-53'-12" a distance of 509.08 feet to the point of beginning; thence continue in a straight line a distance of 258.93 feet; thence right 95°-53'-12" a distance of 1226.56 feet; thence right 92°-58'-10" a distance of 459.98 feet; thence right 96°-45'-57" a distance of 1193.36 feet to the point of beginning. Said parcel contains 9.9 acres more or less. Said real property being described as Parcel 1 of Van Marcus Peavy's March 14, 1991 survey.

This conveyance is a division of the real property previously conveyed to JEFFREY D. BOOMHOWER and GEORGE R. YEAGER by GERALD MOORE as recorded in BOOK 239, PAGE 446, in the Office of the Judge of Probate of SHELBY County, Alabama.

The subject property is not the homestead of the GRANTORS. Mineral and mining rights excepted. Subject to easements and restrictions of record.

TO HAVE AND TO HOLD to the said GRANTEE in fee simple, and to the heirs and assigns of said GRANTEE forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that we are lawfully seized in fee simple of said parcel; that it is free from all encumbrances, except as noted above; and that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 8th day of July, 1991.

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

91 JUL -9 AM 9:09

JUDGE OF PROBATE

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JEFFREY D. BOOMHOWER and GEORGE R. YEAGER, whose names 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 8th day of July, 1991.

1. Doc. Fee	1.50
2. Mfg. Tax	3.50
3. Recording Fee	3.00
4. Notary Fee	1.00
5. No Tax Fee	0.00
6. Curative Fee	0.00
Total	7.00

NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:

ROBERT C. BOYCE, III
Ala State Bar # BOY003
1817 Oxmoor Road
Homewood, AL 35209-3505
879-6900

W. E. H. F.