

This instrument was prepared by

HARRISON, CONWILL, HARRISON & JUSTICE

P. O. Box 557
Columbiana, Alabama 35051

4403

WARRANTY DEED

STATE OF ALABAMA
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifty and no/100-----Dollars and other good and
valuable considerations

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
George Foster and wife, Frances Foster

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

Sonya Thomas

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

From the Southeast corner of the NW $\frac{1}{4}$ -SW $\frac{1}{4}$ of Section 35, Township 20 South, Range 1 West, Shelby County, Alabama, proceed North along the east boundary of said NW $\frac{1}{4}$ -SW $\frac{1}{4}$ a distance of 200.57 feet; thence turn 92 deg. 55 min. 45 sec. left and proceed West a distance of 476.6 feet to the point of beginning of herein described Tract No. 2; thence continue West along said course a distance of 310.65 feet to a point in the center of Weaver Creek; thence turn 86 deg. 27 min. 12 sec. right and run along the center of said creek a distance of 102.82 feet; thence continue along the center of said creek the following courses; turn 15 deg. 08 min. left and run 131.61 feet; turn 10 deg. 55 min. right and run 224.21 feet; turn 39 deg. 36 min. 35 sec. right and run 101.58 feet; turn 47 deg. 46 min. 06 sec. left and run 144.02 feet to a point in the center of said creek; thence turn 71 deg. 07 min. 09 sec. left and leaving said creek proceed West a distance of 444.80 feet; thence turn 90 deg. 01 min. 11 sec. left and proceed South a distance of 211.31 feet to a point on the Easterly right of way boundary of the Columbiana-Chelsea paved road; thence turn 139 deg. 10 min. right and proceed northwesterly for a chord distance of 142.03 feet to a point on said right of way boundary and being in the center of a gravel driveway; thence turn 76 deg. 49 min. 27 sec. right and proceed along the center of said driveway a distance of 121.47 feet; thence continue along the center of said driveway the following courses; turn 16 deg. 27 min. 48 sec. right and run 66.0 feet; turn 17 deg. 21 min. 18 sec. right and run 302.59 feet; turn 83 deg. 03 min. 16 sec. left and run 139.83 feet to a point in the center of said gravel driveway; thence turn 115 deg. 44 min. 23 sec. right and leaving said driveway proceed southeasterly a distance of 303.15 feet to the Northwest corner of property described by that certain deed on record in the Office of the Judge of Probate of Shelby County, Alabama; in Deed Book 304, at page 243; thence turn 90 deg. right and proceed South along the West boundary of said property a distance of 210 feet;

LEGAL DESCRIPTION CONTINUED ON REVERSE SIDE

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

day of August, 19 91.

(SEAL)

George Foster

(SEAL)

(SEAL)

Frances Foster

(SEAL)

(SEAL)

(SEAL)

STATE OF Alabama

Shelby

COUNTY

General Acknowledgment

I, the undersigned a Notary Public in and for said County,
in said State, hereby certify that George Foster and wife, Frances Foster

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 27 day of August, A.D. 19 91

Dr. Hall

BOOK 361 PAGE 444

Conwill, Justice, John

thence turn 90 deg. left and run 210 feet; thence turn 90 deg. left and run along the east boundary of said property a distance of 210 feet to the northeast corner of said property; thence turn 90 deg. right and run 135.0 feet; thence turn 81 deg. 45 min. 54 sec. right and proceed South a distance of 304.66 feet; thence turn 00 deg. 18 min. 06 sec right and continue in a southerly direction a distance of 486.95 feet to the point of beginning of herein described property and containing 8.6 acres.

The above described property is located in the NW $\frac{1}{4}$ -SW $\frac{1}{4}$ of Section 35 and the NE $\frac{1}{4}$ -SE $\frac{1}{4}$ of Section 34, all in Township 20 South, Range 1 West, Shelby County, Alabama.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

91 AUG 30 AM 10:06

JUDGE OF PROBATE

5.50
5.00
3.00
1.00

9.50

BOOK 361 PAGE 445

Recording Fee \$
Deed Tax \$

This Deed furnished by

HARRISON, CONNELL HARRISON
& JUSTICE

P. O. Box 567

Columbiana, Alabama 36051

WARRANTY DEED