

This instrument was prepared by

**Mitchell A. Spears**

ATTORNEY AT LAW

143 Main, P.O. Box 91 205/665-5102  
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: Eddy C. Booth

(Name)

(Address) 3464 Highway 119  
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----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,  
E. H. Booth and wife, Ellen L. Booth, also known as Ellen Beason Booth  
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
Eddy C. Booth and Elaine Booth

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

Shelby County, Alabama, to-wit:

A portion of the E 1/2 of the SE 1/4 of Section 10, and the W 1/2 of the SW 1/4 of Section 11, in Township 22 South, Range 3 West described as follows: Begin at the SW corner of Section 11, Township 22 South, Range 3 West and run Easterly along the South side of the said Section 11, for 985.12 feet, then turn an angle of 91 degrees 43 minutes to the left and run Northerly for 1316.18 feet; then turn an angle of 55 degrees 18 minutes 15 seconds to the left and run Northwesterly for 552.5 feet to the point of beginning of the 1.174 acres hereon described and the point of beginning of a 30 ft. wide easement included herewith; then turn an angle of 90 degrees 00 minutes to the left and run Southeasterly for 240.00 feet; then turn an angle of 90 degrees 00 minutes to the left and run Northeasterly 213.00 feet; then turn an angle of 90 degrees 00 minutes to the left and run Northeasterly for 213.00 feet; then turn an angle of 90 degrees 00 minutes to the left and run Northwesterly for 240.00 feet back to the point of beginning, said parcel containing 1.174 acres. From said point of beginning then continue along the last described course running Northwesterly (and along the Northeast side of a 30 ft. wide access easement for the 1.174 acres described above) for 1127.07 ft. to a point on the Southeast right-of-way of State Highway #119, said point being the point of ending of the 30 ft. wide access easement.

**SUBJECT TO:**

The assumption of the unpaid balance due on mortgage to United Federal Savings & Loan Association which was subsequently assigned to Altus Bank, A Federal Savings Bank, recorded in Mortgage Book 392, Page 184, in the Probate Office of Shelby County, Alabama.

**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 14<sup>th</sup>  
day of February 1992

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

E. H. Booth (Seal)  
E. H. Booth  
Ellen L. Booth (Seal)  
Ellen L. Booth (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 E. H. Booth and wife, Ellen L. Booth

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 14<sup>th</sup> day of February 1992

My Commission Expires: 5/98L. Mitchell K. Stamps  
Notary Public

Inst # 1992-08837

05/19/1992-08837  
01:43 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE