

This form furnished by:

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This instrument was prepared by:
(Name) Joel C. Watson, Attorney at Law
(Address) P. O. Box 987
Alabaster, Alabama 35007

Send Tax Notice to:
(Name) Neita Muglach
(Address) 1215-A Willow Run Road
Birmingham, Ala. 35209

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO THOUSAND AND NO/100 (\$2,000.00) DOLLARS

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

Arlie Bevan and wife, Jessie Mae Bevan,

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

Neita Muglach

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

A part of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 30, Township 19 South, Range 1 East, Shelby County, more particularly described as follows:
Commence at the Southeast corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 30 at a found 4 X 4 painted post with bearing trees; thence run North 2 deg. 30 min. 17 sec. West, 20.00 feet to a set iron pin; thence North 89 deg. 30 min. West, 113.30 feet to a set iron pin; thence North 2 deg. 30 min. West, 612.40 feet to a set iron pin; thence North 48 deg. 00 min. East, 100.30 feet to a set iron pin at the point of beginning; thence continue North 48 deg. 00 min. East, 98.97 feet to a set iron pin; thence South 77 deg. 00 min. East, 111.32 feet to a set nail and cap; thence South 25 deg. 48 min. 40 sec. West, 115.92 feet to a set iron pin; thence North 64 deg. 20 min. 52 sec. West, 145.93 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to easements, restrictions and rights-of-way of record.

Inst # 1992-12073

06/23/1992-12073
01:11 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 8.50

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 19th
day of June, 19 92

(Seal)

(Seal)

(Seal)

Arlie Bevan (Seal)
(Arlie Bevan)
Jessie Mae Bevan (Seal)
(Jessie Mae Bevan)

(Seal)

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

a Notary Public in and for said County,

I, the undersigned authority,
in said State, hereby certify that Arlie Bevan and wife, Jessie Mae Bevan,

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 19th day of June, 19 92

My Commission Expires 4, 1993

James E. Chubb
Notary Public