

~~\$10,000~~

Send tax notice to:

Mr. and Mrs. Robert J. Angell  
4714 Sylvaner Lane  
Birmingham, Alabama 35244

This Instrument Prepared By:  
Louis B. Feld, Esquire  
McCord, Feld and Hoffman, P.C.  
290 21st Street North  
Suite 500-The Massey Building  
Birmingham, Alabama 35203

STATE OF ALABAMA )  
COUNTY OF SHELBY )

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, to the undersigned ROBERT J. ANGELL and ESTHER R. ANGELL (herein referred to as "Grantors"), in hand paid by ROBERT J. ANGELL and wife, ESTHER R. ANGELL (herein referred to as "Grantees"), the receipt of which is hereby acknowledged, the said Grantors do by these presents grant, bargain, sell and convey unto the said Grantees, as tenants in common, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land located in the NE 1/4 of SW 1/4 of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of the NW 1/4 of SE 1/4 of said Section 14; thence in a Northerly direction along the West line of said 1/4-1/4 Section, a distance of 536.56 feet to a point on the Northwest right-of-way line of Parker Drive; thence 41 deg. 28 min. 50 sec. right, in a Northeasterly direction along said right-of-way line a distance of 390.82 feet; thence 90 deg. left, in a Northwesterly direction a distance of 470 feet to the point of beginning; thence continue along last described course in a Northwesterly direction a distance of 110 feet; thence 90 deg. left, in a Southwesterly direction a distance of 180 feet; thence 90 deg. left, in a Southeasterly direction a distance of 110 feet; thence 90 deg. left, in a Northeasterly direction a distance of 180 feet to the point of beginning; being situated in Shelby County, Alabama.

The purpose of this conveyance is to sever the survivorship aspect of the ownership of the referenced property.

This conveyance is made subject to the following:

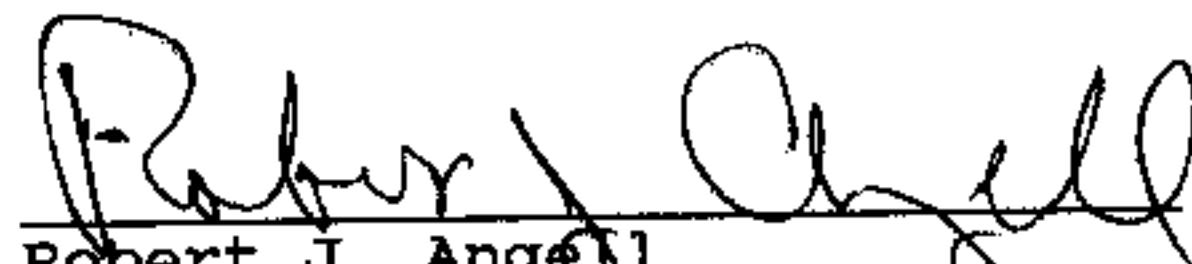
1. The lien for ad valorem taxes due in the year 1992 a lien, but not yet payable.

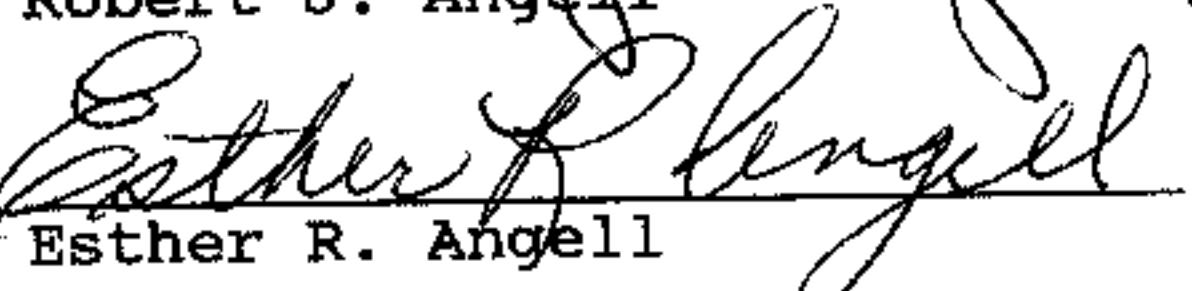
2. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

And the Grantors do, for themselves and their heirs, executors and administrators, covenant with the said Grantees that they are lawfully seized of said premises in fee simple; that they are free from all encumbrances except as hereinabove stated; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors and administrators shall warrant and defend the same unto the said Grantees, their heirs and assigns forever, against the lawful claims of any and all persons.

TO HAVE AND TO HOLD to the said Grantees, and to their heirs and assigns forever.

IN WITNESS WHEREOF, the said Grantors, have hereto set their hands and seals, this the 25<sup>th</sup> day of June, 1992.

  
(SEAL)  
Robert J. Angell

  
(SEAL)  
Esther R. Angell

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that ROBERT J. ANGELL and ESTHER R. ANGELL, 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 said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand on this 25<sup>th</sup> day of

June, 1992.

  
Notary Public  
My Commission Expires: 1-12-96

Inst # 1992-12809  
-2- 07/01/1992-12809  
01:10 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 20.00