

\$500.00

**THIS INSTRUMENT WAS PREPARED BY:**

**SEND TAX NOTICE TO:**

Richard C. Shuleva, Attorney  
P.O. Box 607  
Pelham, Alabama 35124

Shelby Battle  
2614 Highway 35  
Pelham, Alabama 35124

**WARRANTY DEED**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Ten Dollars (\$10.00)** and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Doris Estell, as Executrix of the Estate of Curtis Martin**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto, **Shelby Battle, a married woman**, (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 SE1/4-NE1/4 of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama. Commence at the Northeast corner of the SE1/4 of the NE1/4 of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama and run thence westerly along the North line of said quarter-quarter section a distance of 463.52 feet to a point; thence turn 40 deg. 38 min. 22 sec. left and run Southwesterly 453.57 feet to the point of beginning of the property, Parcel No. 4, being described; thence continue along last described course 258.08 feet to a point; thence turn 60 deg. 36 min. 31 sec. right and run Northwesterly 147.52 feet to a point; thence turn 75 deg. 44 min. 26 sec. right and run Northerly 112.74 feet to a point; thence turn 72 deg. 47 min. 50 sec. left and run Northwesterly 129.63 feet to a point on the Easterly right of way line of Shelby County Road No. 35 in a curve to the left; thence turn 67 deg. 03 min. 37 sec. right to chord and run Northerly along the chord of said curve a chord distance of 211.50 feet to a point; thence turn 90 deg. 03 min. 13 sec. right from chord and run Easterly 193.10 feet to a point; thence turn 45 deg. 43 min. 59 sec. right and run Southeasterly 357.86 feet to the point of beginning, containing 2.61 acres and marked on the corners with steel pins or pipes.

There is a thirty foot (30') wide easement along an existing driveway herewith proposed, said easement being fifteen feet (15') on each side of the following described centerline.

Commence at the Southeast corner of the NE1/4 of the NE1/4 of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama and run thence Westerly along the South line of said quarter-quarter section a distance of 463.52 feet to a point; thence turn 139 deg. 21 min. 38 sec. right and run Northeasterly 8.51 feet to a point; thence turn 137 deg. 14 min. 20 sec. left and run Westerly 303.21 feet to a point; thence turn 85 deg. 18 min. 21 sec. right and run Northerly 90.38 feet to a point; thence turn 87 deg. 24 min. 14 sec. left and run Westerly 172.72 feet to the point of beginning, on the centerline, of said thirty foot wide easement; thence turn 46 deg. 25 min. 29 sec. left and run Southwesterly along said centerline of said easement 428.59 feet to a point; thence turn 8 deg. 20 min. 13 sec. right and run 19.48 feet to the intersection of the Easterly right of way line of Shelby County Road No. 35 and the end of proposed easement.

Inst # 1992-13679

Subject to existing easements, rights-of-way, restrictions, limitations, if any, of record.

The legal descriptions set out herein were furnished to preparer by the grantor herein without the benefit of title search. The above described legal descriptions were prepared from a survey of Joseph E. Conn, Jr., A.P.L.S. #9049, dated the 6th day of May, 1992.

**TO HAVE AND TO HOLD** to the said GRANTEE, his, her or their heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators, covenant with the said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the GRANTEE, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 24<sup>th</sup> day of JUNE, 1992.

Doris Estell  
Doris Estell, Executrix of the  
Estate of Curtis Martin

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Doris Estell, as Executrix of the Estate of Curtis Martin, whose name is 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, she executed the same voluntarily on the day the same bears date.

JUNE Given under my hand and official seal this 24<sup>th</sup> day of JUNE, 1992.

6-20-96  
My Commission Expires

[Signature]  
Notary Public

[este-sh.ded\e-h23]

Inst # 1992-13679  
07/10/1992-13679  
10:44 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 9.50