

\$1500.00

THIS INSTRUMENT WAS PREPARED BY:

SEND TAX NOTICE TO:

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

Robin Dunaway  
2620 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, Robin Dunaway, 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 NE1/4-NE1/4 and the SE1/4-NE1/4 of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama.

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 199.91 feet to the point of beginning of the property, Parcel No. 2, being described; thence continue along last described course 300.00 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 95 deg. 19 min. 06 left to chord and run Southerly along the chord of said road curve a chord distance of 146.85 feet to a point; thence turn 84 deg. 40 min. 53 sec. left from chord and run Easterly 293.10 feet to a point; thence turn 92 deg. 37 min. 38 sec. left and run Northerly 146.37 feet to the point of beginning, containing 1.0 acre and marked on the corners with steel pins or pipes.

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

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claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 24<sup>th</sup> day of JUNE, 1997.

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, 1997.

6-20-98  
My Commission Expires

[Signature]  
Notary Public

[este-r.ded\e-h23]

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07/10/1992-13681  
10:46 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 9.50