



american title insurance company

BIRMINGHAM, ALABAMA

This instrument was prepared by

(Name) Mark W. Bond, BOND & BOTES, P.C.

(Address) 4518 Valleydale Road, Suite 201, Birmingham, AL 35242

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty-Five Thousand Dollars (\$135,000.00)

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

Sharon K. Bili

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

Clarence H. Baldwin

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

See EXHIBIT "A" attached hereto

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

Sharon K. Bili being the surviving grantee of that deed recorded in Real Book 54, Page 384. Ernest Bili having died on or about the 21st day of February, 1988.

\$87,500.00 of the purchase price was paid from the proceeds of a mortgage loan.

BOOK 328 PAGE 637

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 24th day of January, 1991.

(Seal)

(Seal)

(Seal)

Sharon K. Bili Sharon K. Bili (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Mark W. Bond hereby certify that Sharon K. Bili whose name is signed to the foregoing conveyance, and who being 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.

Given under my hand and official seal this 24th day of January, A. D., 1991.

Mark W. Bond Notary Public

EXHIBIT "A"

A part of the Northwest Quarter of the Southwest Quarter, Section 4, Township 20, Range 1 East, and the Northeast Quarter of the Southeast Quarter of Section 5, Township 20, Range 1 East, more particularly described as follows: Commence at the Southwest corner of the Northwest Quarter of the Southwest Quarter of Section 4, Township 20 South, Range 1 East; thence run East along the South line of said quarter-quarter 94.16 feet to its intersection with the Westerly Right of Way line of Shelby County Highway #55; thence run in a Northerly direction along said Right of Way line along a curve to the left having a central angle of 6 degrees 05 minutes 20 seconds and a radius of 848.04 feet; thence run along the arc of said curve 90.12 feet; thence continue along the tangent, if extended from the last described curve and run Northerly along said Right of Way Line 171.63 feet to the point of beginning of a curve to the right having a central angle of 8 degrees 12 minutes 58 seconds and a radius of 1540.52 feet; thence run along the arc of said curve 220.91 feet to the point of beginning; thence continue in a northerly direction along said curve having a central angle of 11 degrees 17 minutes 41 seconds and a radius of 1540.52 feet; thence run along the arc of said curve 303.68 feet; thence run along the tangent, if extended from the last described curve 156.32 feet to its intersection with the South right of way line of Shelby County Highway #51; thence turn 106 degrees 53 minutes left and run Westerly along said right of way line 460 feet; thence turn 74 degrees 12 minutes 39 seconds left and run Southwesterly 514.43 feet; thence turn 111 degrees 19 minutes 44 seconds left and run Northeasterly 497.82 feet to the point of beginning; being the same property as Lot 4 of Westover Farms as recorded in Map Book 9 page 139, in the office of the Judge of Probate of Shelby County, Alabama.

Situated in Shelby County, Alabama.

1. Deed Tax	47.50
2. Mtg. Tax	0.00
3. Recording Fee	3.00
4. Indexing Fee	1.00
5. No Tax Fee	0.00
6. Certified Fee	0.00
Total	51.50

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

91 FEB -7 AM 10:15

Thomas A. Snowdon, Jr.
JUDGE OF PROBATE