

PREPARED BY: Trimmier, Atchison and Hayley, P.C., 22 Inverness Center Parkway, Suite 210, Birmingham, Alabama 35242

SEND TAX NOTICE TO: IVAN JOSEPH ADAMS, LOT 1 OAKRIDGE DRIVE, PELHAM, AL 35124

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of SEVENTY ONE THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$71,900.00) to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I (We), MYRTIS STOVALL, AN UNMARRIED WOMAN (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto, IVAN JOSEPH ADAMS, AN UNMARRIED MAN (herein referred to as GRANTEES), the following described real estate situated in SHELBY County, Alabama, to-wit:

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SAID TRACT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SW CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, THENCE NORTH ALONG THE WESTLINE OF SAID QUARTER-QUARTER SECTION FOR 135.49 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF RIDGE LANE, THENCE TURN RIGHT 72 DEG. 40 MIN. ALONG SAID ROW LINE FOR 113.64 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS 119.32 FEET, CENTRAL ANGLE 51 DEG. 45 MIN. AND LONGCHORD 104.14 FEET, THENCE CONTINUE ALONG SAID ROW AND CURVE FOR 107.77 FEET TO THE TANGENT POINT OF SAID CURVE, THENCE ALONG THE EXTENDED TANGENT FOR 252.53 FEET TO THE INTERSECTION OF THE SOUTH ROW OF RIDGE LANE AND THE NORTH ROW OF OAK RIDGE DRIVE, THENCE TURN RIGHT 69 DEG. 48 MIN. ALONG SAID NORTH ROW FOR 18.18 FEET, THENCE TURN RIGHT 90 DEG. 00 MIN. CONTINUING ALONG SAID ROW FOR 146.85 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS 258.20 FEET, CENTRAL ANGLE 46 DEG. 17 MIN. AND LONGCHORD 202.95 FEET, THENCE CONTINUE ALONG SAID ROW AND CURVE 208.57 FEET TO THE SOUTH LINE OF SAID 1/4 - 1/4, THENCE TURN RIGHT ALONG SAID SOUTH 1/4 - 1/4 LINE FOR 72.52 FEET TO THE SW CORNER OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 12, AND THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

- (1) Subject to property taxes for the current year.
(2) Subject to easements, restrictions, covenants and conditions, if any.
(3) Subject to mineral and mining rights.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And I (we) do for myself(ourselves) and for my(our) heirs, executors and administrators covenant with said GRANTEES, their heirs and assigns, that I(we) am(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(we) have hereunto set my(our) hand(s) and seal(s), on JULY 10, 1992.

Myrtis Stovall
MYRTIS STOVALL

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that MYRTIS STOVALL, AN UNMARRIED WOMAN 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 said conveyance, she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on JULY 10, 1992.

My commission expires:
Notary Public

9-3-95

[Signature]

Inst # 1992-14655

07/21/1992-14655
04:13 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 79.40

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