

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Charles Ray Ellis
P.O. Box 2105
(Address) Randolph, Alabama 36792

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Al. 35051

Form 1-1-27 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty-Five Thousand and no/100 (\$35,000.00)----- DOLLARS

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

M. Allan Bowman and wife, Martha R. Bowman

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

Charles Ray Ellis

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

Commence at the northwest corner of the NW 1/4 of the NW 1/4 of Section 32, Township 21 South, Range 2 West, Shelby County, Alabama and run thence easterly along the north line of said 1/4-1/4 section a distance of 708.74 feet to a point on the easterly right of way line of the Alabama Power Company easement; thence turn 69 degrees 58 minutes 38 seconds right and run southeasterly 15.83 feet to a point; thence turn 12 degrees 08 minutes 55 seconds left and run southeasterly along said easement line 609.12 feet to a point; thence turn 2 degrees 14 minutes 23 seconds right and continue along said right of way line a distance of 225.79 feet to the point of beginning of the property being described; thence continue along last described course a distance of 199.06 feet to a point; thence turn 104 degrees 23 minutes 50 seconds right and run westerly a distance of 444.49 feet to a point; thence turn 74 degrees 50 minutes 53 seconds left and run northwesterly a distance of 174.85 feet to a point on the east margin of Shelby County Road No. 87; thence turn 33 degrees 53 minutes 14 seconds right and run northerly along said margin a distance of 30.52 feet to a point; thence turn 71 degrees 54 minutes 42 seconds right and run easterly a distance of 430.93 feet to the point of beginning.
Situating in Shelby County, Alabama.

According to the survey of Joseph E. Conn, Jr., Alabama P.I.S. #9049 dated August 20, 1992.

\$30,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

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

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, we have hereunto set our hands(s) and seal(s), this 28 day of August, 1992.

(Seal)

M. Allan Bowman
M. Allan Bowman

(Seal)

(Seal)

Martha R. Bowman
Martha R. Bowman

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that M. Allan Bowman and Martha R. Bowman 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of August A. D., 1992

[Signature]
Notary Public.

Notary Public.

1992-18678
09/01/1992-18678
03:08 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB