

This instrument was prepared by Patrick H. Boone, Attorney at Law
(Name) Suite 1312 City Federal Building
(Address) 2026 Second Avenue North
Birmingham, Alabama 35203-3709
Send Tax Notice To: Nancy Perdue Boone
8416 Comer Circle
Vestavia Hills
Alabama 35216

WARRANTY DEED-

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Love and Affection

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

J. H. Perdue, Jr., an unmarried man,

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

Julie Perdue Boone

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

an undivided one-fiftieths (1/50ths) interest in and to the property described in Exhibit A, which said Exhibit A is attached hereto and incorporated into this Warranty Deed by reference as though set out fully herein.

This conveyance is made subject to all existing restrictions, right of ways, limitations, easements, exceptions, reservations, releases and covenants of record. This deed is prepared using information furnished by the Grantor. No examination of title was made. No title opinion was rendered.

Inst # 1993-00253

01/05/1993-00253
01:45 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

002 MCD 19.00

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 (~~owner~~) 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 (~~ours~~) 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 4th day of January, 1993

(Seal)

J. H. Perdue, Jr.

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that J. H. Perdue, Jr., an unmarried man, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of January, A. D., 1993

Gail B. Peters
Notary Public

EXHIBIT A - LEGAL DESCRIPTION

That certain real estate and improvements situated in Shelby County, Alabama described in that certain Deed, dated January 28, 1966, filed in the office of the Judge of Probate of Shelby County, Alabama on February 24, 1966 and recorded in Book 240, Page 788, which said property is more particularly described as follows:

Commence at the SW corner of the NW $\frac{1}{4}$ of Section 23, Township 19 South, Range 2 West in Shelby County, Alabama, thence run easterly along the south line of said quarter section 2,124.90 feet to a point on said quarter line; thence turn 98 deg. 02 min. left and run northwesterly 440 feet, more or less, to a point in the center of Cahaba Valley Creek (also known as Bishop Creek), said point being the point of beginning of the property herein described; thence turn 180 deg. 00 min. and run southeasterly to the northerly right of way line of Cahaba Valley Road; thence turn right and run in a generally westerly direction along said right of way line to the intersection of said right of way line with the west line of said Section 23; thence turn right and run northerly along said west line of Section 23 to a point on said west line that is 811.84 feet southward from the northwest corner of said Section 23; thence turn 135 deg. 03 min. 12 sec. right and run southeasterly along the common line of the property herein described and the G. S. Cross and N. L. Cross property to a point in the center of Cahaba Valley Creek; thence along the center of said Cahaba Valley Creek in a generally easterly direction to the point of beginning;

ALSO all that part of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 22, Township 19 South, Range 2 West lying east of the following described line: From the southeast corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 22, Township 19 South, Range 2 West, run north along the east boundary of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 22, Township 19 South, Range 2 West for 100.1 feet to a point on the north right of way line of the Cahaba Valley Road; thence turn an angle of 112 deg. 25 min. to the left and run southwesterly along the north right of way line of said road 88.6 feet to a point, which is the point of beginning of said line; thence turn 112 deg. 45 min. to the right and run along a fence on said made line and an extension of said fence or made line a distance of 465 feet to a point in the center of Bishop Creek, which point is 534 feet north and 54 feet west of the southeast corner of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 22; all of the above described land containing 70 acres, more or less;

SAVE, LESS and EXCEPT that portion of the above described property containing 35 acres, more or less, situated north of Cahaba Valley Creek (also known as Bishop Creek) conveyed by J. H. Perdue, Jr. and wife, Dorothy Fuller Perdue, to Nancy Perdue Boone by Deed, dated December 23, 1976, which said Deed was filed in the office of the Judge of Probate of Shelby County, Alabama, on December 27, 1976 and recorded at Book 302, Page 899.

Inst # 1993-00253

01/05/1993-00253
01:45 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 19.00