

This instrument was prepared by:

(Name) _____

(Address) _____

Send Tax Notice to:

(Name) _____

(Address) _____

WARRANTY DEED**STATE OF ALABAMA**Shelby**COUNTY****KNOW ALL MEN BY THESE PRESENTS,**That in consideration of Five hundred and no/100** and other considerations

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

Thomas W. Stubbs Jr. and wife LaJuana S. Stubbs

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

Julian H. Baswell and wife Anne Stubbs Braswell

(herein referred to as grantee, whether one or more), the following described real estate, situated in

County, Alabama, to-wit:

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE S.W. 1/4 OF THE N.E. 1/4 AND THE S.E. 1/4 OF THE N.E. 1/4 OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 3 WEST BEING OF THE N.E. 1/4 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE S.E. CORNER OF THE S.W. 1/4-N.E. 1/4 OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 3 WEST; THENCE N 89DEG. 31'54" W AND ALONG THE SOUTH LINE OF SAID 1/4-1/4 A DISTANCE OF 443.12'; THENCE N 00DEG. 07'36" E A DISTANCE OF 46.96'; THENCE N 26DEG. 07'07" E A DISTANCE OF 178.24'; THENCE N 00DEG. 27'44" E A DISTANCE OF 226.79'; THENCE S 89DEG. 32'16" E A DISTANCE OF 527.57' TO THE WESTERLY RIGHT-OF-WAY OF ALABAMA STATE HIGHWAY No. 261 (80' R.O.W.); THENCE N 30DEG. 59'19" E AND ALONG SAID RIGHT-OF-WAY A DISTANCE OF 200.22' TO THE POINT OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 4DEG. 18'49" AND A RADIUS OF 4000.00'; THENCE CONTINUE ALONG THE ARC OF SAID CURVE A DISTANCE OF 301.14' TO THE CURVE'S END; THENCE N 35DEG. 18'08" E AND CONTINUE ALONG SAID RIGHT-OF-WAY A DISTANCE OF 68.93' TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUE ALONG LAST DESCRIBED COURSE AND ALONG SAID RIGHT-OF-WAY A DISTANCE OF 103.24'; THENCE N 89DEG. 55'27" W A DISTANCE OF 1139.58'; THENCE S 01DEG. 38'23" E A DISTANCE OF 19.50'; THENCE S 89DEG. 32'16" E A DISTANCE OF 870.26'; THENCE S 89DEG. 30'51" E A DISTANCE OF 74.57'; THENCE S 66DEG. 27'36" E A DISTANCE OF 146.76' TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.62 ACRES MORE OR LESS.

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 said grantee, his, her or 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 stated 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 grantee, his, her or 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) this 4th day of January, 1993

(Seal)

(Seal)

(Seal)

Thomas W. Stubbs Jr.
Thomas W. Stubbs Jr.

(Seal)

LaJuana S. Stubbs
LaJuana S. Stubbs

(Seal)

(Seal)

STATE OF ALABAMACounty**General Acknowledgment**I, Terry Grayin said State, hereby certify that Thomas W. Stubbs Jr. and LaJuana S. Stubbs

a Notary Public in and for said County,

whose name(s) 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, executed the same voluntarily on the day the same bears date.

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

3-29-93

My Commission Expires:

3485 Helena Rd.
Helena, AL 35080

Terry Gray
Terry Gray

Notary Public

Inst # 1993-00322

01/06/1993-00322
08:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 7.00