

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

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

(Name) Ronald E. Jones
100 Beach Lane
(Address) Shelby, Alabama 35143

This instrument was prepared by
Mike T. Atchison, Attorney
(Name) Post Office Box 822
(Address) Columbiana, Alabama 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 One Hundred Twenty-Seven Thousand, Five Hundred (\$127,500.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged
or we,
Frank D. Chappell and wife, Edwina D. Chappell

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

Ronald E. Jones

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

A part of the SW 1/4 of NE 1/4 and a part of the NW 1/4 of SE 1/4, Section 1, Township 24 North, Range 15 East, being more particularly described as follows: Commence at the SE corner of the SE 1/4 of the NE 1/4 of Section 1, Township 24 North, Range 15 East, Shelby County, Alabama; thence Westerly along the South line of 1/4 Section for 1512.86 feet to the point of beginning of the tract herein described; thence turn an angle to the right of 89 degrees 58 minutes and run North 296.13 feet; thence turn 90 degrees left and run 150.00 feet; thence turn 90 degrees left and run 296.21 feet to a point on the South line of the SW 1/4 of NE 1/4; thence continue South to a point on the North shore line of Lay Lake; thence run Southeasterly along the shore line of Lay Lake to a point due South of the point of beginning; thence turn left and run North to the point of beginning. Also, an easement for ingress and egress, described as follows: Commence at the SE corner of the SE 1/4 of NE 1/4 of Section 1, Township 24 North, Range 15 East; thence Westerly along the South line of said 1/4 Section for 1812.86 feet thence turn right 90 degrees 02 minutes Northerly for 206.30 feet to the point of beginning of the egress easement herein described, said easement being a 60-foot side strip along an existing road bed and lying 35 feet North and 25 feet South of the following line, from the point of beginning; turn right 90 degrees for 450 feet; thence turn right 10 degrees for 162.47 feet to the end of said easement. Situated in Shelby County, Alabama.

\$107,500.00 of the above recited consideration 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.
Subject to taxes for 1993 and subsequent years, easements, restrictions, permits of record.
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 8th day of April, 1993.

(Seal)

(Seal)

(Seal)

Frank D. Chappell (Seal)
Frank D. Chappell

Edwina D. Chappell (Seal)
Edwina D. Chappell

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 Frank D. Chappell and wife, Edwina D. Chappell 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 8th day of April, A. D., 1993.

Notary Public

1993-09671
Inst
04/09/1993-09671
08:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE