

This instrument was prepared by

(Name) _____

(Address) _____



This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689

Petham, Alabama 35124

Phone (205) 988-5600

Policy Issuing Agent for



SAFECO Title Insurance Company

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **FIVE HUNDRED AND NO/100 DOLLARS**

AND OTHER GOOD AND VALUABLE CONSIDERATION

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

PHYLLIS ENGLISH

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

RONALD A. ENGLISH

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

SEE ATTACHED SHEET FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

Josephine G. King is the surviving grantee in that certain deed recorded in Deed Book 331, Page 412, in the Probate Office of Shelby County, Alabama: the other grantee, Clarence W. King having died on or about the ___ day of March, 1988.

Inst # 1993-14078

095476A933-14078

SHELBY COUNTY JUDGE OF PROBATE
002 MCD 9.50

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 **9th** day of **June**, 19 **92**

Phyllis English

PHYLLIS ENGLISH

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF **ALABAMA**

SHELBY

COUNTY

General Acknowledgment

I, **HARRY LYON**

a Notary Public in and for said County,

in said State, hereby certify that **PHYLLIS ENGLISH**

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

Given under my hand and official seal this **9th** day of **JUNE**, A.D. 19 **92**

Harry Lyon
Notary Public

Form Ala. 30

P.O. Box 87
Saginaw, AL
35137

Lawyers Title Insurance Corporation

NATIONAL HEADQUARTERS
RICHMOND, VIRGINIA

SCHEDULE A CONT'D:
LEGAL DESCRIPTION:

PARCEL A:

From the Southwest corner of the NW 1/4 of the NW 1/4, Section 2, Township 22 South, Range 2 West, run Southwesterly along the West boundary line of said Section 2, Township 22 South, Range 2 West for 105.10 feet; thence turn an angle of 107 degrees 01 second to the left and run Northeasterly 199.50 feet to a point on the North side of Shelby Springs and Elyton dirt road to the point of beginning of the land herein described; thence turn an angle of 07 degrees 01 minutes 15 seconds to the right and continue Northeasterly along the North side of said road 111.34 feet; thence turn an angle of 81 degrees 05 minutes 15 seconds to the left and run Northerly a distance of 472.63 feet; thence turn an angle of 90 degrees 00 minutes to the left and run Westerly 110.0 feet; thence turn an angle of 90 degrees 00 minutes to the left and run Southwesterly 489.86 feet to the point of beginning. This land being a part of the West 1/2 of the NW 1/4 of Section 2, Township 22 South, Range 2 West, situated in Shelby County, Alabama.

PARCEL B:

A parcel of land in the W 1/2 of NW 1/4 of NW 1/4, Section 2, Township 22 South, Range 2 West, described as follows: Beginning at a point on the North side of Shelby Springs and Elyton dirt road 510 feet East of the North and South Section line between Section 2 and Section 3; thence North parallel with Section line 440 feet; thence West 210 feet; thence South to the Shelby Springs and Elyton dirt road; thence East along the North side of dirt road to the point of beginning, being in Section 2, Township 22 South, Range 2 West, Shelby County, Alabama.

SCHEDULE A, PAGE 2, COMMITMENT NO. BG 133335

Inst # 1993-14078

05/17/1993-14078
01:47 PM CERTIFIED

SHELBY COUNTY
002 MCD 9.50

1. Deed Tax	12.00
2. Mfg. Tax	
3. Recording Fee	5.00
4. Indexing	3.00