

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

143 Main, P.O. Box 91

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to: Thomas C. Reynolds
(Name)

(Address) 821 Highway 19

Montevallo, AL 35115

MINIMUM VALUE: \$1,000.00

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar, (\$1.00) 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 Donald Carl Reynolds and wife, Bessie Reynolds

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

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

A parcel of property located within Section 1, Township 24 North, Range 12 East, more specifically described as follows:

Begin at the SW corner of that certain property heretofore conveyed to Steven Spears and wife, Donnie Sue Spears, as recorded at Instrument No. 1992-13421 on July 8, 1992 in the Office of the Probate Judge, Shelby County, Alabama; thence proceed Southward along the West Section line of said 1/4-1/4 Section, for 274 feet, more or less, to the point of beginning; thence proceed Southward along said 1/4-1/4 Section line for 132 feet to a point; thence turn left 90 deg. and proceed Easterly to the West right of way line of a County Highway #19; thence proceed North along said right of way of said County Highway #19 for 132 feet to a point; thence turn left 90 deg. and proceed Westerly to the point of beginning.

SUBJECT TO:

- Any and all rights, reservations and restrictions of record,
- Property taxes for 1993 and subsequent years.
- Mineral and mining rights are not insured.

Inst # 1993-22922

08/04/1993-22922

09:40 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 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 29th day of July, 19 93

(Seal)

(Seal)

(Seal)

Donald C. Reynolds (Seal)
Donald C. Reynolds

Bessie Reynolds (Seal)
Bessie Reynolds

(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 Donald C. Reynolds and Bessie Reynolds

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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 29th day of July, 19 93

5/95
My Commission Expires:

Mitchell A. Spears
Notary Public

1993-22922
Inst #