

This instrument was prepared by

**HARRISON, CONWILL, HARRISON & JUSTICE**  
P. O. Box 557  
Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100-----Dollars and promise by GRANTEE to care for GRANTOR during GRANTOR'S lifetime.

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

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

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

Lots 1A, 3A, 4A, 11, 19, 20 and 30 of the 1st Addition to Triple Springs Subdivision, 2nd Sector, as recorded in Map Book 6, page 155, in the Probate Office of Shelby County, Alabama.

Lots 21 and 22 of the Resurvey of Lots 21, 22, 23, 25 and 26, 1st Addition to Triple Spings, 2nd Sector, as recorded in Map Book 14, page 55, in the Probate Office of Shelby County, Alabama.

ALSO:

A part of the NW $\frac{1}{4}$  of NE $\frac{1}{4}$  and the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$ , Section 36, Township 21 South, Range 1 West, and the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  and the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 25, Township 21 South, Range 1 West, described as follows: Begin at the NE corner of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$ , Section 36, Township 21 South, Range 1 West; thence run South 01 deg. 24 min. East Mag. along the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section 1321.34 feet to the SE corner of the NW $\frac{1}{4}$ , NE $\frac{1}{4}$ , Section 36; thence turn an angle of 89 deg. 28 min. to the right and run South 88 deg. 04 min. West along the South line of NW $\frac{1}{4}$  of NE $\frac{1}{4}$ , Section 36, (same line being along fence line East and West), a distance of 2158.17 feet; thence turn 91 deg. 46 min. to the right and run North 00 deg. 10 min. West a distance of 1273.10 feet; thence turn angle of 87 deg. 53 min. to the right and run north 87 deg. 43 min. East a distance of 664.0 feet; thence turn an angle of 98 deg. 00 min. to the left and run North 10 deg. 17 min. West a distance of 535.90 feet; thence turn an angle of 100 deg. 49 min. to the right and run South 89 deg. 28 min. East a distance of 1544.80 feet; thence turn an angle of 87 deg. 59 min. to the right and run South 01 deg. 29 min. East a distance of 115.00 feet; thence turn an angle of 01 deg. 06 min. to the left and run South 02 deg. 35 min. East a distance of 304.00 feet to the point of beginning.

LEGAL DESCRIPTION CONTINUED ON REVERSE

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 7th day of August, 19 93.

(SEAL) W.C. Billingsley By Tim Billingsley (SEAL)  
W.C. Billingsley, by Tim Billingsley  
(SEAL) as Attorney-in-Fact, as shown by (SEAL)  
Power of Attorney, recorded as  
(SEAL) Instrument No. 1993-24431 (SEAL)  
in the Probate Office of Shelby County,  
Alabama.

STATE OF \_\_\_\_\_  
\_\_\_\_\_ COUNTY

General Acknowledgment

I, \_\_\_\_\_  
in said State, hereby certify that

a Notary Public in and for said County,

Whose name(s) \_\_\_\_\_ signed to the foregoing conveyance, and who \_\_\_\_\_ 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 here date.

Inst # 1993-24433

08/17/1993-24433

10:15 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

08:16:00 A.D. 19

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_

SEE REVERSE SIDE FOR ACKNOWLEDGMENT.

Notary Public

Inst # 1993-24433

5,000

Conwill & Justice

LEGAL DESCRIPTION CONTINUED:

LESS AND EXCEPT THE FOLLOWING:

1. Land conveyed to Odell Goff and Marie Goff described in deed recorded in Deed Book 246, page 550 in the Probate Office of Shelby County, Alabama.
2. Land conveyed to James M. Morgan and Sam Shafferman described in deed recorded in Deed Book 259, page 143, and Deed Book 275, page 300 in the Probate Office of Shelby County, Alabama.
3. Land conveyed to Alsim, Inc. described in deed recorded in Deed Book 248, page 316 in the Probate Office of Shelby County, Alabama.
4. Any of the above described land located in Triple Springs Subdivision, 1st Addition to Triple Springs Subdivision, 1st Sector and 2nd Sector, and Resurvey of Lots 21, 22, 23, 25, and 26, 1st Addition to Triple Springs Subdivision, 2nd Sector as recorded in Map Book 5, page 34, Map Book 6, page 51, and Map Book 6, page 155, and Map Book 14, page 55, in the Probate Office of Shelby County, Alabama.

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tim Billingsley whose name as Attorney-in-Fact for W.C. Billingsley, as shown by Power of Attorney recorded as Instrument No. 1993-24431, in the Probate Office of Shelby County, Alabama, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he, as such Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date, for and as the act of the said W.C. Billingsley.

Given under my hand and official seal on this the 17 day of August, 1993.



William R. Justice  
Notary Public

GRANTEE'S ADDRESS:

P.O. Box 673  
Columbiana, AL 35051

Inst # 1993-24433  
08/17/1993-24433  
10:15 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
ODE HCD 16.00