

SEND TAX NOTICE TO:

(Name) Lisa Lynn Wooley Rodriguez
1100 Old Highway 280
(Address) Chelsea, AL 35043

1993-31557
Inst #

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE AND NO/100 (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Kerry R. Nivens and Mary N. Wooley as Co-Executors of the Estate of Bertha N. Nivens, deceased; Kerry R. Nivens, a married man, individually; and Mary N. Wooley, a single woman, individually

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

Lisa Lynn Wooley Rodriguez

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

A three acre parcel of land located within the boundaries of Tract No. 2B, said Tract No. 2B being described on Exhibit "A" attached hereto and made part and parcel hereof and incorporated by reference as fully as if set out herein, which said Exhibit is signed for the purpose of identification.

The three acre parcel of land as conveyed herein is described in Item Two of the probated will of Bertha N. Nivens, deceased, Case No. 31-266, Probate Court of Shelby County, Alabama. The three acre parcel of land conveyed herein is subject to the life estate of the grantor, Mary N. Wooley, pursuant to the terms and provisions of the probated will of Bertha N. Nivens, deceased.

The property herein conveyed does not constitute any part of the homestead of the grantor, Kerry R. Nivens, and his spouse.

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11:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MJS 14.50

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 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 12th day of October, 19 93.

Kerry R. Nivens (Seal)
Kerry R. Nivens, Individually

Mary N. Wooley (Seal)
Mary N. Wooley, Individually

Mary N. Wooley (Seal)
Mary N. Wooley, as Co-Executor of the Estate of Bertha N. Nivens, Deceased

Kerry R. Nivens (Seal)
Kerry R. Nivens, as Co-Executor of the Estate of Bertha N. Nivens, Deceased

Mary N. Wooley (Seal)
Mary N. Wooley, as Co-Executor of the Estate of Bertha N. Nivens, Deceased

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 Kerry R. Nivens, a married man and Mary N. Wooley, a single woman 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 12th day of October, A. D., 19 93.
SEE ADDITIONAL ACKNOWLEDGEMENT ON REVERSE SIDE.

Conway M. Foster Jr.
Notary Public.

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kerry R. Nivens and Mary N. Wooley whose names as Co-Executors of the Estate of Bertha N. Nivens, deceased 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 as such Co-Executors, and with full authority, executed the same voluntarily for and as an act of the said estate, acting in their capacity as Co-Executors as aforesaid, on the day the same bears date.

Given under my hand and official seal this 12th day of October, 1993.

Linwood H. Foster Jr.
Notary Public

RETURN TO:

TO

WARRANTY DEED

STATE OF ALABAMA,
County.

Judge of Probate

LAWYERS TITLE INSURANCE
CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$
RECORD FEE \$
TOTAL \$

TRACT 2 B

Commence at the Northwest corner of the NE¼ of SE¼, Section 28, Township 19 South, Range 1 West; thence run Southerly along the West boundary line of said NE¼ of SE¼ a distance of 168.11 feet to a point on the Southwest right-of-way line of Shelby County Highway No. 280; thence turn an angle of 54°24'37" to the left and run Southeasterly along said right-of-way line and along a curve to the right (concave Southwesterly and having a radius of 1597.29 feet and a central angle of 23°16'48") an arc distance of 649.00 feet to a point; thence continue Southeasterly along said right-of-way line and along the tangent of said curve a distance of 394.76 feet to the point of beginning; thence continue along the same line a distance of 12.94 feet to a point; thence continue along said right-of-way line in a Southeasterly direction and along a curve to the left (concave Northerly and having a radius of 518.33 feet and a central angle of 52°14'52") an arc distance of 472.67 feet to a point; thence turn an angle of 88°30'58" to the right from the tangent of said curve and leaving said right-of-way line, run Southerly a distance of 409.55 feet to a point; thence turn an angle of 84°41'30" to the right and run Westerly a distance of 246.09 feet to a point; thence turn an angle of 90° to the left and run Southerly a distance of 408.67 feet to a point on the North fork of Yellowleaf Creek; thence turn an angle of 35°57'30" to the right and run along said creek turning the following deflection angles and running the following distances viz: a distance of 365.29 feet; thence 27°09'46" right a distance of 284.28 feet; thence 23°26'19" right a distance of 102.90 feet; thence 66°36'29" right a distance of 108.47 feet; thence 20°52'38" right a distance of 52.55 feet; thence 23°53'43" right a distance of 96.54 feet; thence 0°59'55" right a distance of 360.15 feet; thence 2°57'22" right a distance of 125.65 feet; thence 15°03'58" right a distance of 199.19 feet; thence 1°16'54" left a distance of 115.95 feet; thence 25°38'12" left a distance of 126.0 feet; thence 1°00'15" right a distance of 122.51 feet; thence 1°35'26" right a distance of 166.69 feet; thence 5°19'41" right a distance of 107.58 feet; thence 9°22'33" right a distance of 50.88 feet to the point of beginning. Said tract of land is lying in the NE¼ of SE¼, and SE¼ of SE¼, Section 28, Township 19 South, Range 1 West and contains 13.92 acres.

SIGNED FOR IDENTIFICATION:

Kerry R. Nivens
KERRY R. NIVENS, INDIVIDUALLY

Kerry R. Nivens
KERRY R. NIVENS AS CO-EXECUTOR OF THE ESTATE
OF BERTHA N. NIVENS, DECEASED

Mary N. Wooley
MARY N. WOOLEY, INDIVIDUALLY

Mary N. Wooley
MARY N. WOOLEY AS CO-EXECUTOR OF THE ESTATE
OF BERTHA N. NIVENS, DECEASED

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