

150,000

TITLE NOT EXAMINED

SEND TAX NOTICE TO:

Mrs. Ann T. Beavers
Route 1, Box 600
Leeds, Alabama 35094

STATE OF ALABAMA)

SHELBY COUNTY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten no/100 Dollars (\$10.00) to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Sims R. Beavers and wife, Ann T. Beavers**, (herein collectively referred to as Grantors), do grant, bargain, sell and convey unto **Ann T. Beavers** (herein referred to as Grantee), the real estate described on **Exhibit "A"** attached hereto and made a part hereof, situated in Shelby County, Alabama.

This conveyance is subject to easements and encumbrances of record, rights of way of public roads in and about said realty, and such other limitations as a survey would show.

TO HAVE AND TO HOLD, to the said Grantee, her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that the property herein conveyed is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 30 day of November 1993.

12/02/1993-38383
12:02 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 HCD 163.50

Inst # 1993-38383

Sims R. Beavers
Sims R. Beavers

Ann T. Beavers
Ann T. Beavers

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sims R. Beavers, and wife, Ann T. Beavers, 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 30th day of November 1993.

Kath A. Burns
Notary Public

My Commission Expires: 9/16/95

PREPARED BY AND RETURN TO:

John P. McKleroy, Jr., Esq.
Spain, Gillon, Grooms, Blan & Nettles
2117 Second Avenue North
Birmingham, Alabama 35203

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EXHIBIT "A"

Part of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 21 and the NE $\frac{1}{4}$ and NE $\frac{1}{4}$ of Section 28, all in Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at the Southeast corner of said NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 28, run in a northerly direction along the east line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 1322.75 feet, more or less, to the southeast corner of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 21; thence turn an angle to the right of 0°35' and run in a northerly direction along the east line of said SE $\frac{1}{4}$ of SE $\frac{1}{4}$ for a distance of 97.91 feet; thence turn an angle to the left of 79°23'10" and run in a northwesterly direction for a distance of 103.60 feet; thence turn an angle to the right of 38°07'40" and run in a northwesterly direction for a distance of 308.71 feet; thence turn an angle to the left of 101°09'05" and run in a southwesterly direction for a distance of 818.93 feet; thence turn and angle to the left of 28°18'57" and run in a southwesterly direction for a distance of 1049.84 feet, more or less, to a point on the south line of said NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 28, Township 18 South, Range 1 West; thence turn an angle to the left of 100°02'43" and run in an easterly direction for a distance of 987.72 feet, more or less to the point of beginning, containing 28.38 acres, more or less..

Inst # 1993-38383

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