

\$500.00

Send Tax Notice To:

Mrs. Harry E. Frech  
5221 Cahaba Valley Cove  
Birmingham, Alabama 35242

STATE OF ALABAMA )

SHELBY COUNTY )

WARRANTY DEED

THIS IS A WARRANTY DEED executed and delivered this 22 day of December, 1993, by Harry E. Frech (hereinafter referred to as the "Grantor"), to Elisabeth C. Frech, a resident citizen of Shelby County, Alabama (hereinafter referred to as the "Grantee").

WHEREAS the Grantor and the Grantee, husband and wife, own the property conveyed hereby as joint tenants with right of survivorship; and

WHEREAS the Grantor wishes to convey his undivided one-half interest in such property to the Grantee;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten & 00/100 Dollars (\$10.00) paid to the Grantor by the Grantee and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor does by these presents grant, bargain, sell and convey unto the Grantee his entire interest in the following described real estate, situated in Shelby County, Alabama:

Part of the NW 1/4 of NW 1/4, Section 13, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Beginning at the Northeast corner of said NW 1/4 of NW 1/4, run South along the East line of said 1/4-1/4 section for a distance of 668.39 feet; thence turn an angle to the right of 136 degrees 00 minutes and run Northwesterly for a distance of 180.03 feet to the point of a curve to the left which has a central angle of 93 degrees 00 minutes and a radius of 90 feet, said 180.03 foot line being tangent to said curve; thence Northwesterly, Westerly and Southwesterly along the arc of said curve for a distance of 146.08 feet to the end of said curve; thence Southwesterly along a line which is tangent to said curve for a distance of 166.01 feet; thence turn an angle to the right of 86 degrees 38 minutes 30 seconds and run in a Northwesterly direction for a distance of 558.35 feet; thence turn an angle to the right of 51 degrees 00 minutes and run in a Northerly direction for a distance of 337.88 feet, more or less to a point on the north line of said 1/4-1/4 section; thence turn an angle to the right and run in an Easterly direction along said 1/4-1/4 section line for a distance of 795.98 feet, more or less, to the point of beginning.

TOGETHER WITH all improvements thereon and all appurtenances thereto belonging or in anywise appertaining and all rights, titles and interests of Grantor in and to any and all roads, alleys and ways bounding such premises.

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

This conveyance is subject to the following:

01/20/1994-02088  
08:58 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCB 11.50

Inst # 1994-02088

1. Taxes due and payable October 1, 1994, and all subsequent years.
2. All recorded encumbrances, right-of-ways or easements of record.

And the Grantor does for himself, his heirs, executors and administrators, covenant with the Grantee, her heirs and assigns, that he is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his 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.

The Grantor warrants that the above described real estate constitutes the homestead of the Grantor and the Grantee .

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this 22 day of December, 1993.

*Harry E. Frech*  
 Harry E. Frech

Inst # 1994-02088

STATE OF ALABAMA        )  
 SHELBY COUNTY            )

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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Harry E. Frech whose name is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22<sup>nd</sup> day of December, 1993.

*Shirley H. Carson*  
 Notary Public

My Commission Expires: 3/24/97

THIS INSTRUMENT PREPARED BY:

Denise W. Killebrew, Attorney  
 Berkowitz, Lefkovits, Isom & Kushner  
 1600 SouthTrust Tower  
 Birmingham, Alabama 35203