

This Instrument Prepared By:  
Albert E. Ritchey  
1910 28th Avenue South  
Birmingham, Alabama 35209

Send Tax Notice to:  
Robert E. Newsome, Jr.

WARRANTY DEED, (WITHOUT SURVIVORSHIP)

STATE OF ALABAMA            )  
                                  )           KNOW ALL MEN BY THESE PRESENTS,  
SHELBY COUNTY                )

That in consideration of Sixty Thousand and No/100 (\$60,000.00) Dollars, and other good and valuable considerations, to the undersigned, CHARLES RAY ELLIS, an unmarried man (herein referred to as GRANTOR), in hand paid by ROBERT E. NEWSOME, JR. (herein referred to as GRANTEE), the receipt whereof is hereby acknowledged, GRANTOR grants, bargains, sells and conveys unto GRANTEE, the following described real estate situated in Shelby County, Alabama:

Commence at the northwest corner of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 32, Township 21 south, Range 2 west, Shelby County, Alabama and run thence easterly along the north line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section a distance of 708.74' to a point on the easterly right of way line of the Alabama Power Company easement; Thence turn 69°58'38" right and run southeasterly 15.83' to a point; Thence turn 12°08'55" left and run southeasterly along said easement line 609.12' to a point; Thence turn 2°14'23" right and continue along said right of way line a distance of 225.79' to the point of beginning of the property being described; Thence continue along last described course a distance of 199.06' to a point; Thence turn 104°23'50" right and run westerly a distance of 444.49' to a point; Thence turn 74°50'53" left and run northwesterly a distance of 174.85' to a point on the east margin of Shelby County Road No. 87; Thence turn 33°53'14" right and run northerly along said margin a distance of 30.52' to a point; Thence turn 71°54'42" right and run easterly a distance of 430.93' to the point of beginning, containing 1.99 acres and marked on each corner with a steel pin or pipe.

Subject to:

- (1) Current ad valorem taxes.
- (2) Any and all easements, agreements, right of ways, restrictions and/or limitations of record.
- (3) Mortgage from Grantor to Central State Bank, a banking corporation, dated August 28, 1992, in the amount of \$ 30,000.00, as recorded in Mortgage Instrument No. 1992-18679 in the Probate Office of Shelby County, Alabama.

(\$60,000.00 OF THE CONSIDERATION SET OUT ABOVE IS EVIDENCED BY A MORTGAGE FILED SIMULTANEOUSLY HEREWITH.)

03/21/1994-09075  
11:43 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DUE MCD

Inst # 1994-09075

(THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE  
BINDER.)

TO HAVE AND TO HOLD to the said GRANTEE, his heirs, executors,  
and administrators forever.

And I do for myself and for my heirs, executors, and  
administrators covenant with the said GRANTEE, his heirs,  
executors, administrators and assigns, that I am lawfully seized in  
fee simple of said premises; that I have a good right to sell and  
convey the same as aforesaid; that the property is free from all  
liens and encumbrances, unless otherwise noted above; that I will  
and my heirs, executors and administrators shall warrant and defend  
the same to the said Grantee, his heirs, executors, administrators  
and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this  
the 14th day of March, 1994.


  
CHARLES RAY ELLIS

STATE OF ALABAMA     )  
                                  )  
SHELBY COUNTY         )

ACKNOWLEDGEMENT

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

Given under my hand and official seal this the 14th day of  
March, 1994.

  
Notary Public

My Commission Expires: \_\_\_\_\_

MY COMMISSION EXPIRES NOVEMBER 29, 1994

03/21/1994-09075  
11:43 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 12.00

Inst. # 1994-09075

SHELBY COUNTY JUDGE OF PROBATE  
03/21/1994-09075  
11:43 AM CERTIFIED 12.00