

SEND TAX NOTICE TO:

(Name) Ellis Wade Lynn + Dana S Lynn

(Address) P.O. Box 92 Vandiver, AL 35776

This instrument was prepared by

(Name) Lavern Smith
38 Stacey Drive Alabaster, AL 35007

(Address)

Form 1-1-27 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty Five Hundred Dollars and 00/100 (" \$2500.00 ")

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, or we, Carolyn C. Smith and husband, Lavern Smith

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Ellis Wade Lynn and wife, Dana S. Lynn

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

A parcel of land in the NE¹/₄ of the NE¹/₄ of Section 14, Township 18, Range 1 East, Shelby County, Alabama, being a portion of the lands conveyed to Lila Rocks and husband, Carrol A. Rocks in deed recorded in Deed Book 267, Page 402, in the Probate Office of Shelby County, Alabama, more specifically described as: Beginning at a point on the North boundary line of the right of way of the Central of Georgia Railway, at the southeast corner of the Arnold A. Whitfield lot; thence north along the East line of the Whitfield lot a distance of 210 feet; thence Southeasterly, parallel with the North boundary line of said railroad right of way a distance of 210 feet; thence South, parallel with the East line of Whitfield lot a distance of 210 feet to a point on the North boundary line of said railroad right of way; thence Northwesterly along the North boundary line of said railroad right of way a distance of 210 feet to the point of beginning. Subject to easements and right of way of record.

Also, an easement for ingress and egress twenty (20) feet wide over and across Lila Rocks and husband, Carol A. Rocks remaining land from Alabama State Highway No. 25 to the above described property.

Also, subject to any other easements and right of way of record.

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, _____ have hereunto set _____ hands(s) and seal(s), this 23 day of April, 1997.

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Martha B. Gibson, a Notary Public in and for said County, in said State, hereby certify that Ellis Wade Lynn whose name Dana S. Lynn signed to the foregoing conveyance, and who Ellis Wade Lynn known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance Ellis Wade Lynn executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of April, A. D., 1997

MY COMMISSION EXPIRES MARCH 6, 1997

Notary Public.

✓
05/03/1994-14362
14:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 11.00

Inst # 1994-14362