

STATE OF ALABAMA
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*
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Ninety Thousand Six Hundred Fifty-One and NO/100 (\$190,651.00) Dollars and other good and valuable consideration to the undersigned, **Oris Stevens Machen aka Oris Stevens Alexander**, a widow, herein referred to as Grantor, in hand paid by **Karl J. Rambo**, a married man, herein referred to as Grantee, the receipt of which is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel #1:
For a POINT OF BEGINNING commence at the Southeast corner of the SW1/4 of the NE1/4 of Section 27, Township 19 South, Range 1 East, Shelby County, Alabama, proceed N89 deg. 22' 11" W along the South boundary of said SW1/4-NE1/4 a distance of 536.45 feet to a point in the center of Muddy Prong Creek; thence proceed along the center of said creek the following courses: N10 deg. 48' E a distance of 121.14 feet; thence proceed N 51 deg. 17' W a distance of 39.61 feet; thence proceed N 12 deg. 33' W a distance of 79.22 feet; thence proceed N 43 deg. 38' W a distance of 51.02 feet; thence proceed N 69 deg. 51' W a distance of 106.36 feet; thence proceed N 49 deg. 08' W a distance of 95.93 feet; thence proceed N 83 deg. 19' E a distance of 56.7 feet; thence proceed N 32 deg. 13' E a distance of 39.3 feet; thence proceed N 38 deg. 11' W a distance of 27.54 feet; thence S 89 deg. 25' W a distance of 84.31 feet to a point in the center of said creek; thence proceed N 01 deg. 18' 08" E a distance of 914.30 feet to a point on the south boundary of U. S. Highway #280 Four-Lane; thence turn a deflection angle of 71 deg. 03 min. 57 sec. right and proceed N 72 deg. 22' 05" East along the Southerly boundary of said highway a distance of 591.78 feet; thence turn a deflection angle of 109 deg. 09 min. 55 sec. right and proceed S 01 deg. 32' W a distance of 507.12 feet; thence turn a deflection angle of 109 deg. 16 min. 26 sec. left and proceed N 72 deg. 15' 34" E a distance of 259.86 feet to a point on the East boundary of the SW1/4 of the SE1/4 of said Section 27; thence turn a deflection angle of 109 deg. 04 min. right and proceed S 01 deg. 19' 11" W a distance of 1089.81 feet to the point of beginning of herein described parcel of land containing 22.27 acres.

The above described land is located in the West one-half of the Northeast one-fourth of Section 27, Township 19 South, Range 1 East, Shelby County, Alabama.

Also: Parcel #2:
From the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 27, Township 19 South, Range 1 East, Shelby County, Alabama, proceed Southwesterly a distance of 46.34 ft. to a concrete monument located on the Southeasterly boundary of Old Highway No. 280; thence turn 08 deg. 10 min. 34 sec. left and continue in a Southwesterly direction for a chord distance of 163.78 ft. to a point; thence turn 66 deg. 07 min. 37 sec. left and proceed South parallel to the East boundary of said Northwest 1/4 of the Northeast 1/4 a distance of 150.0 ft. to the point of beginning of herein described Parcel No. 2; thence continue South parallel to the East boundary of said 1/4-1/4 a distance of 567.16 ft. to a point on the North R. O. W. boundary of U. S. Highway 280 four lane; thence turn 70 deg. 49 min. 17 sec. right and proceed Southwesterly along the North boundary of said highway a distance of 643.06 ft.; thence turn 108 deg. 57 min. 23 sec. left and proceed North a distance of 775.19 ft. to a point on the South boundary of Old Highway 280; thence turn 82 deg. 50 min. 53 sec. right and proceed Easterly a distance of 76.63 ft. to a point on the South boundary of said highway; thence turn 03 deg. 05 min. 13 sec. left and proceed Easterly a chord distance of 207.54 ft. to a point on said R. O. W.; thence turn 04 deg. 40 min. 50 sec. left and run 55.0 ft; thence turn 105 deg. 08 min. 30 sec. right and leaving said highway proceed South parallel to the East boundary of

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said 1/4-1/4 155.47 ft; thence turn 109 deg. 15 min. 13 sec. left and proceed Northeasterly parallel to the South boundary of Old Highway #280 a distance of 293.62 ft. to the point of beginning of herein described Parcel No. 2. Containing 9.63 acres. The above described property is located in the Northwest 1/4 of the Northeast 1/4 of Section 27, Township 19 South, Range 1 East, Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever; it being the intention of the parties to this conveyance that the interest in fee simple shall pass to the heirs and assigns of the Grantee herein.

And the Grantor does for herself and for her heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that she is lawfully seized in fee simple of said premises; that she has a good right to sell and convey the same as aforesaid; that she will and her heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever against the lawful claims of all persons except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the undersigned Grantor has hereunto set her hand and seal this the 1st day of August, 1994.

Oris Stevens Machen
Oris Stevens Machen

Oris Stevens Alexander
Oris Stevens Alexander

STATE OF ALABAMA,
SHELBY COUNTY.

I, the undersigned authority, in and for said County, in said State, hereby certify that, Oris Stevens Machen aka Oris Stevens Alexander, a widow whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of this instrument, s he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of August, 1994.

Judith C. Lavender
NOTARY PUBLIC
My Commission Expires: 9/25/95

This document prepared by:

A. Bruce Graham
Attorney-at-Law
803 3rd St. S. W.
P. O. Drawer 307
Childersburg, Alabama 35044

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Please Send Tax Notice To:
Karl J. Rambo
1012 Highland Drive
Fayetteville, Tenn 37334

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