

This instrument was prepared by:  
Anthony D. Snable, Attorney  
2700 Highway 280 South  
Suite 101  
Birmingham, Alabama 35223

**Send Tax Notices to:**

**Nancy Fabian Steele**

5258 Valleybrook Trace  
Birmingham, AL 35244

## WARRANTY DEED

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS

JEFFERSON COUNTY )

That in consideration of **TEN and 00/100----**(\$10.00) Dollars to the undersigned Grantor(s), **Donald Rutherford, an unmarried man and Nancy Fabian Steele, an unmarried woman** (herein referred to as Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, the said Grantor(s) do by these presents, grant, bargain, sell and convey unto the said **Nancy Fabian Steele** (herein referred to as Grantee(s), whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

**Subject to:**

1. Advalorem taxes for the current tax year 1994.
2. Easements, restrictions and reservations of record.

TO HAVE AND TO HOLD, to the said Grantee(s) their heirs and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantee(s), 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 Grantee(s), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this  
3rd day of August, 1994.

Donald Rutherford  
Nancy Fabian Steele

Inst. # 1994-24677

RETURN TO: SNABLE AND TUCKER, ATTORNEYS

08/08/1994-24677  
10:53 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

003 KCD

14.00

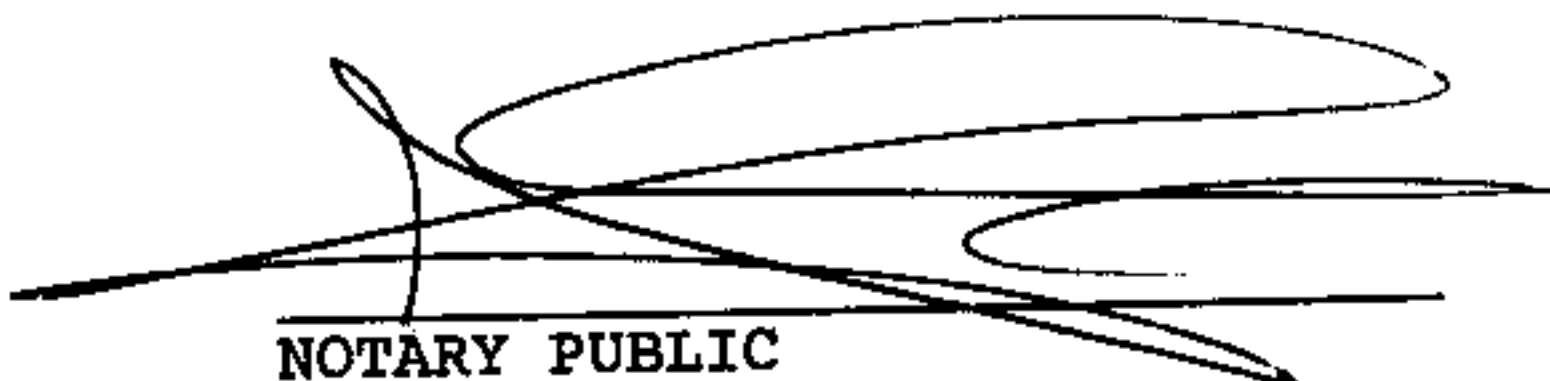
Inst # 1994-24677

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that Donald Rutherford, an unmarried man and Nancy Fabian Steele, an unmarried woman, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal on this the 3rd day of August, 1994.



NOTARY PUBLIC

(NOTARIAL SEAL)

My Commission Expires: 10-24-95

**EXHIBIT "A"**

**DESCRIPTION OF PROPERTY**

A parcel of land situated in the Northeast 1/4 of the Northwest 1/4 of Section 21, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast Corner of the Northeast 1/4 of the Northwest 1/4 of Section 21, and run West along the South line of said 1/4-1/4 Section a distance of 664.82 feet; thence an angle right of 143 degrees, 46 minutes, and run Northeast a distance of 175.97 feet; thence an angle left of 90 degrees and run Northwest a distance of 74.92 feet to the Point of Beginning; thence right 10 degrees, 01 minutes, 34 seconds and run Northwest 543.68 feet; thence right 83 degrees, 39 minutes, 37 seconds and run 442.81 feet; thence 96 degrees, 21 minutes right and run Southeast 590.95 feet; thence 89 degrees 46 minutes, 40 seconds and run Southwest 440.00 feet to the Point of Beginning.

Inst # 1994-24677

08/08/1994-24677  
10:53 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 14.00

DR