

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Andrea Dava Bishop Fant

(Address) 4914 APPALOOSA TRAIL
BIRMINGHAM, AL 35242

This instrument was prepared by

(Name) Courtney Mason & Assoc. PC

PO BOX 360187

(Address) Birmingham, AL 35236-0187

Form 1-1-27 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighty Thousand and no/100ths-----\$80,000.00

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Muriel Mack Calvert, a single individual

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Andrea Dava Bishop Fant

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

Parcel A:

A parcel of land in the NW 1/4 of the NE 1/4 of Section 22, Township 19 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at the Southwest corner of said 1/4-1/4 Section; thence run North along the West 1/4-1/4 line 847.32 feet; thence turn right 106 degrees 00 minutes 00 seconds and run Northeast 397.70 feet to the point of beginning; thence continue last course 135.23 feet; thence turn right 46 degrees 35 minutes 16 seconds and run Southeast 169.20 feet; thence turn right 37 degrees 27 minutes 51 seconds and run South 65.00 feet; thence turn right 43 degrees 32 minutes 01 seconds and run Southwest 81.00 feet; thence turn left 37 degrees 30 minutes 46 seconds and run South 50.00 feet; thence turn right 90 degrees 00 minutes 00 seconds and run Southwest 60.15 feet to a point on a counter-clockwise curve having a radius of 108.91 feet and a delta angle of 39 degrees 29 minutes 27 seconds; thence run along the arc of said curve 75.07 feet; thence turn right 55 degrees 28 minutes 10 seconds from chord and run North 289.16 feet to the point of beginning.

Subject to an easement for ingress, egress, and utilities on the South side of the above described property, described as follows: Commence at the Southwest corner of said 1/4-1/4 Section; thence run North along the West 1/4-1/4 line 847.32 feet; thence turn right 106 degrees 00 minutes 00 seconds and run Northeast 397.70 feet; thence turn right 74 degrees 09 minutes 22 seconds and run South 289.16 feet to the point of beginning; thence turn left 94 degrees 54 minutes 01 seconds and run Northeast 74.61 feet; thence turn right 20 degrees 49 minutes 01 second and run East 60.15 feet; thence turn right 90 degrees 00 minutes 00 seconds and run South 50.00 feet; thence turn right 90 degrees 00 minutes 00 seconds and run Southwest 60.15 feet to a point on a counter-clockwise curve having a radius of 108.91 feet and a delta angle of 39 degrees 29 minutes 27 seconds; thence run along the arc of said curve 75.07 feet to the point of beginning.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

08/09/1994-24912
11:26 AM CERTIFIED

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns, the County Judge of Probate

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, I have hereunto set my hands(s) and seal(s), this 4th day of August, 1994.

(Seal)

Muriel Mack Calvert
Muriel Mack Calvert

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State, hereby certify that Muriel Mack Calvert, a single individual 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of August, A. D., 1994.

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95

Notary Public.

Inst # 1994-24912