

THIS INSTRUMENT WAS PREPARED BY:

SEND TAX NOTICE TO:

William E. Swatek
Attorney at Law
P. O. Box 1801
Alabaster, AL 35007
PHONE: 205/663-0905

Herbert & Mary Flack
1545 Bahama St
Titusville, ALA
32780

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Twenty Five Thousand (\$25,000.00) Dollars to the undersigned Grantor (Whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Leverne Carden (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Mary Flack, a married woman and Herbert Flack, a married man referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the southwest corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 11, Township 24 North, Range 15 East, Shelby County, Alabama and run thence easterly along the south line of said quarter-quarter a distance of 716.05' to a point; Thence turn 35° 55'28" left and run 1,045.95' to a point. Thence turn 3° 10' 53" right and run 112.43' to a point; Thence turn 1° 47'55" right and run 192.29' to a point; Thence turn 5° 45'59" left and run 87.57' to a point in the centerline of an 18 foot wide asphalt roadway and the point of beginning of the property described' Thence turn 0° 6'15" right and continue northeasterly along said roadway 229.07' to a point; Thence turn 36° 06'55" right and run easterly 216.49' to a point on the edge of Lay Lake; Thence turn 101° 25'17" right and run southerly along the edge of said lake 98.98' to a point; Thence turn 0° 55'32" left and continue southerly along said lake 73.36' to a point; Thence turn 26° 15'49" right and run southwesterly along said lake 56.75' to a point; Thence turn 68° 04'37" right and run westerly 157.11' to a point; Thence turn 2° 40'47" left and run 186.93' to the point of beginning, containing 1.25 acres and subject to any and all agreements, easements, rights of way, restrictions, limitations and/or regulations of probated record or applicable law.

There is a proposed twenty foot wide easement proposed for access to Parcels 3 and 4 along the centerline of an eighteen foot wide asphalt roadway, the centerline of which (Easement) is described as follows:

Commence at the southwest corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 11, Township 24 North, Range 15 East, Shelby County, Alabama and run thence easterly along the south line of said quarter-quarter a distance of 716.05' to a point; Thence turn 35° 55'28" left and run northeasterly 585.26' to a point in the centerline of Shelby County Highway No. 71 and the point of beginning of the easement being described; thence continue northeasterly along last described course and down the centerline of an existing asphalt roadway 460.69' to a point; Thence turn 3° 10'53" right and continue down centerline of said roadway 112.43' to a point; Thence turn 1° 47'55" right and continue along said asphalt roadway 192.29' to a point; Thence turn 5° 45'59" left and continue along centerline of said roadway 87.57' to a point; Thence turn 0° 43'45" right and continue northeasterly along centerline of said roadway 229.07' to the end of proposed easement.

According to survey of September 1, 1994 by Joseph E. Conn, Jr.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all

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encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1st day of September, 1994.

Leverne Carden (Seal)

____ (Seal)

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Leverne Carden, 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 the instrument, she executed the same voluntarily on the day the same bears date.

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

Quincy D. Barker
Notary Public

My Commission Expires: 9-24-97

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