

SHELBY COUNTY ABSTRACT & TITLE CO., INC.P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130(Name) Mr. Leonard R. Fowler
2761 Blue Springs Road
(Address) Wilsonville, AL 35186

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
P O Box 822

(Address) Columbiana, AL 35051

Form 1-1-87 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, AlabamaSTATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SEVENTY TWO THOUSAND NINE HUNDRED and no/100-----(\$72,900.00)

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

CHARLES H. SMITH and wife, NELDA J. SMITH,

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

LEONARD R. FOWLER, a married man,

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

Commence at the SE corner of the SW 1/4 of the SE 1/4 of Section 36, Township 20 South, Range 1 East; thence run West along the south line thereof for 208.71 feet to the Point of Beginning; thence continue last described course for 455.35 feet to the SW corner of the E 1/2 of the SW 1/4 of the SE 1/4 of said Section; thence 89 degrees 01 minutes 16 seconds right run North along west line of said E 1/2 of the SW 1/4 of the SE 1/4 for 642.52 feet; thence 90 degrees 18 minutes 52 seconds right run 30.0 feet; thence 89 degrees 41 minutes 08 seconds right run Southerly for 208.71 feet; thence 89 degrees 41 minutes 08 seconds left run Easterly for 208.71 feet; thence 90 degrees 18 minutes 52 seconds left run Northerly for 208.71 feet; thence 90 degrees 18 minutes 52 seconds right run Easterly for 218.24 feet; thence 89 degrees 49 minutes 49 seconds right run Southerly for 647.78 feet to the Point of Beginning. According to the survey of Thomas E. Simmons LS# 12945, dated November 28, 1994.

Subject to taxes for 1995 and subsequent years, easements, restrictions, rights-of-way, and permits of record.

\$69,250.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

12/02/1994-35525
01:00 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
12.50

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, we have hereunto set our hands(s) and seal(s), this 2nd
day of December, 1994

(Seal)

Charles H. Smith

(Seal)

(Seal)

Nelda J. Smith

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles H. Smith and wife, Nelda J. Smith, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of December, A. D., 1994

Mike T. Atchison
Notary Public.

My Commission Expires: 10/16/96

Inst # 1994-35525