This instrument was prepared by:

(Name) <u>Mitchell A. Spears</u>
(Address) P. O. Box 119

Montevallo, Alabama 35115

Send Tax Notice to: John W. Bates and

(Name) D. Charles Bates (Address) 3436 577061 Way Dh Hodrer Ha 35226

WARRANTY DEED

STATE O	F ALABAMA)					_
COUNTY (OF SHELBY)	KNOW	ALL ME	n by	THESE	PRESENTS

That, in consideration of <u>SIXTY-FIVE THOUSAND</u>, NINE HUNDRED AND 00/100.

(\$65,900.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the Grantees herein, the receipt whereof is acknowledged, I or we, Loyd L. Anderson, Administrator of the Estate of Marviree Anderson, deceased; Arthur E. Anderson, a married man; Wilma Eiland, a married woman; James E. Anderson, a married man; Rondal E. Anderson, a married man; Linda Vines, a married woman; and Loyd L. Anderson, an unmarried man, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto JOHN W. BATES and D. CHARLES BATES, as tenants in common, (herein referred to as GRANTEE whether one or more), the following described real estate, situated in <u>SHELBY</u> County, Alabama, to wit:

A part of the East 1/2 of the NE 1/4 of the SE 1/4 of Section 2, Township 24
North, Range 12 East, described as follows:
Commence at the SE corner of Section 2 and go North 00 deg. 29 min. 58 sec.
West along the East Boundary of said Section 2 for 2436.01 feet to the South
Boundary of Highway No. 25; thence South 87 deg. 12 min. 09 sec. West along
said South Boundary for 194.57 feet to the Point of Beginning; thence continue
South 87 deg. 12 min. 09 sec. West along the South Boundary of said Highway No.
25 for 359.48 feet; thence South 24 deg. 45 min. 51 sec. West along an existing
fence for 177.29 feet; thence South 02 deg. 34 min. 42 sec. West along an
existing fence for 476.61 feet; thence South 88 deg. 09 min. 49 sec. East along
an existing fence for 641.29 feet; thence North 00 deg. 28 min. 31 sec. West
along an existing fence for 230.71 feet; thence South 89 deg. 27 min. 24 sec.
West for 180.00 feet; thence North 00 deg. 32 min. 36 sec. West for 447.91 feet
to the Point of Beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

Property taxes for 1995 and subsequent years.

Mineral and mining rights are not insured.

Less and except any portion obtained by the State of Alabama by decree of condemnation in Real 319 page 387, Case No. 29-117.

THE ABOVE DESCRIBED REAL ESTATE DOES NOT CONSTITUE THE HOMESTEAD OF ANY OF THE ABOVE DESIGNATED MARRIED GRANTORS, NOR THAT OF THEIR SPOUSES, NEITHER IS IT CONTIGUOUS THERETO.

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 said GRANTEE, his, her or 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 stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this day of December, 1994.

12/27/1994-37379
12:44 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 HEL 84.50

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	STATE OF ALABAMA)	
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	said State, hereby certify that LOYD L.	
	of the Estate of Marviree Anderson, is	
		me on this day, that, being informed of
	the contents of the conveyance, he, in	
	executed the same voluntarily on the da	
	Given under my hand and official s	eal this hay of December, 1994.
	Given where my mana and viriation -	
		Lichelle L. L. Hand
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	COUNTY OF Wayne I, the undersigned authority, a No said State, hereby certify that ARTHUR foregoing conveyance and who is known to day, that, being informed of the contents ame voluntarily on the day the same be given under my hand and official state, hereby certify that WILMA said State, hereby certify that WILMA some voluntarily on the day the same be given under my hand and official state, the undersigned of the contents ame voluntarily on the day the same be given under my hand and official state, hereby certify that JAMES if foregoing conveyance and who is known to day, that, being informed of the contents of	E. ANDERSON, whose name is signed to the come, acknowledged before me on this its of the conveyance, he, executed the lear date. We will be a signed to the conveyance, he, executed the lear date. We will be a signed to the conveyance will be a signed to the come, acknowledged before me on this its of the conveyance, she, executed the lear date. We will be a signed to the lear date. We will be a signed to the lear date. We will be a signed to the lear date. We will be a signed to the lear date. We will be a signed to the lear date. We will be a signed to the lear date. We will be a signed to the lear date. We will be a signed to the lear date. We will be a signed to the lear date. We will be a signed to the lear date of the lear date. We will be a signed to the lear date of the lear date of the conveyance, he, executed the lear date.
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COUNTY OF ALABAMA

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that RONDAL E. ANDERSON, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this A/- day of Lecenter, 1994.

Steele C. Beke Sheefell

Notary Public

My Commission Expires:

STATE OF GEORGIA

COUNTY OF HOUS TOA) General Acknowledgment

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that LINDA VINES, 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 and day of Dicembu, 1994

Notary Public

My Commission Expires:

Notary Public, Houston County, Georgia My Commission Expires Sept. 20, 1997

STATE OF ALABAMA COUNTY OF

General Acknowledgment

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that LOYD L. ANDERSON, 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, he executed the

same voluntarily on the day the same bears date. Given under my hand and official seal this

7

Notary Public

My Commission Expires:

Inst + 1994-37379

12/27/1994-37379
12:44 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
84.50