

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

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

(Name) Alan J. Dreher

(Address) _____

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Al. 35051

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 Five Hundred and no/100 -----dollars

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

Betty S. Broome, a Single woman

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

PATSY D. DREHER

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

An easement across the following described property:

The East 20 feet of 528 feet off of the North end of the SW 1/4 of the NW 1/4 of Section 5, Township 21, Range 1 East, Shelby County, Alabama.

This easement shall be non-exclusive to the benefit of both grantor and grantee herein. Grantor, herein agrees to pay no costs or maintenance for this easement. Grantee, herein agrees to keep easement in adequate condition for vehicular traffic.

Inst # 1995-01003

01/12/1995-01003
08:36 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOL MCD 9.00

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, I have hereunto set my hands(s) and seal(s), this 7th day of January, 19 95

_____(Seal)

Betty S. Broome
Betty S. Broome

_____(Seal)

_____(Seal)

_____(Seal)

_____(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 Betty S. Broome 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 7th day of January, A. D., 19 95

Denny O. Kowalski
Notary Public.

Inst # 1995-01003