

This instrument prepared by:

STEPHEN M. MACHEN
ATTORNEY AT LAW
P. O. BOX 660
Sylacauga, AL 35150

TITLE NOT EXAMINED:
✓ SEND TAX NOTICE TO:
Mr. James Finn
520 Phillips Drive
Vincent, Al 35178

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of EIGHT THOUSAND AND NO/100 DOLLARS (\$8,000.00), and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, we, THOMAS W. BELL and wife, LOUISE T. BELL, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto JAMES FINN and wife, EVELYN FINN, herein referred to as grantee), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of the Northwest one-fourth of the Northeast one-fourth of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed South 86 degrees 44 minutes 39 seconds East along the North boundary of said quarter-quarter section for a distance of 153.76 feet; thence proceed South 00 degrees 35 minutes 49 seconds East for a distance of 314.55 feet; thence proceed South 88 degrees 57 minutes 28 seconds East for a distance of 275.45 feet; thence proceed South 03 degrees 54 minutes 47 seconds West for a distance of 119.39 feet; thence proceed South 30 degrees 45 minutes 07 seconds East for a distance of 27.38 feet; thence proceed South 29 degrees 03 minutes 53 seconds East for a distance of 40.12 feet to the point of beginning. From this beginning point proceed South 61 degrees 11 minutes 46 seconds West for a distance of 420.17 feet to a pont on the Easterly boundary of a county road; thence proceed North 69 degrees 27 minutes 19 seconds East for a distance of 418.12 feet; thence proceed South 30 degrees 41 minutes 28 seconds East for a distance of 210.25 feet; thence proceed South 69 degrees 32 minutes 36 seconds West for a distnace of 214.18 feet; thence proceed South 47 degrees 12 minutes 51 seconds East for a distance of 209.92 feet; thence proceed North 69 degrees 45 minutes 03 seconds East for a distance of 284.48 feet; thence proceed North 38 degrees 20 minutes 49 seconds West for a distance of 487.35 feet; thence proceed South 61 degrees 11 minutes 46 seconds West for a distance of 55.44 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Northeast one-fourth of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama, and contains 2.11 acres.

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10:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 19.00

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TO HAVE AND TO HOLD to the said grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor 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) (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 _____, 19__.

Thomas W. Bell (LS)
THOMAS W. BELL

Louise T. Bell (LS)
LOUISE T. BELL

STATE OF ALABAMA)

SHELBY COUNTY) General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Thomas W. Bell and wife, Louise T. Bell, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he (she) (they) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of April, 1995.

Mary Lee Reynolds
NOTARY PUBLIC
My Commission Expires: 6-21-96

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