

This instrument was prepared by
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P.O. Box 119 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: Micheal S. Allen
(Name) 7415 Hwy 155
(Address) Montevallo AL 35115

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THOUSAND and 00/100-----(\$100,000.00)-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
THOMAS J. FROST and wife, PATSY FROST

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

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

A parcel of land in the SE 1/4 of the SW 1/4 of Section 7, Township 24 North, Range 13 East, Shelby County, Alabama, described as follows: Commence at the southwest corner of the SE 1/4 of the SW 1/4 of Section 7, Township 24 North, Range 13 East, Shelby County, Alabama and run thence easterly along the south line of said 1/4 1/4 section a distance of 668.23 feet to a point on the westerly right of way line of Highway No. 155; thence turn 118 deg. 34 min. 17 sec. left and run Northwesterly along said right of way line a distance of 416.24 feet to the point of beginning of the property being described; thence continue along last described course a distance of 208.70 feet to a point; thence turn 89 deg. 16 min. 24 sec. left and run west-southwesterly a distance of 208.70 feet to a point; thence turn 90 deg. 43 min. 36 sec. left and run southeasterly parallel with the right of way of said Highway No. 155 a distance of 208.70 feet to a point; thence turn 89 deg. 16 min. 24 sec. left and run east-northeasterly a distance of 208.70 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE HEREIN ON THE 16th DAY OF AUGUST, 1995, IN FAVOR OF MERCHANTS AND PLANTERS BANK IN THE SUM OF \$75,000.00. PROPERTY TAXES FOR 1995 and SUBSEQUENT YEARS.

TRANSMISSION LINE PERMIT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT(S) RECORDED IN DEED 101 PAGE 112 IN PROBATE OFFICE.

RIGHT(S)-OF-WAY(S) GRANTED TO SHELBY COUNTY BY INSTRUMENT(S) RECORDED IN DEED 135 PAGE 386 IN PROBATE OFFICE.

ENCROACHMENT OF 4 INCH CHAIN LINK FENCE AS SHOWN ON THE SURVEY BY JOSEPH CONN DATED 08/11/95.

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 16th day of August, 19 95

Thomas J Frost (Seal)
THOMAS J. FROST
Patsy Frost (Seal)
PATSY FROST

08/17/1995-22549
10:50 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 33.50 (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 THOMAS J. FROST and wife, PATSY FROST

whose name(s) are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 16th day of AUGUST 19 95

My Commission Expires: 9/97

Notary Public

Inst # 1995-22549