

This instrument was prepared by:

(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: Sarah D. Mizerany
name

531 Hampton Drive
address
Birmingham, AL 35209

WARRANTY DEED-

STATE OF ALABAMA
Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

\$ 40,000⁰⁰

That in consideration of TEN AND NO/100-----DOLLARS (\$10.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, or we, Joe S. Mizerany, III and wife, Sarah D. Mizerany

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

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

See attached Exhibit "A" for legal description.

Subject to current taxes, easements, restrictions, covenants, and rights of way of record, mineral and mining rights.

Inst # 1995-25276

09/12/1995-25276
11:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 51.00

TO HAVE AND 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 person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal (s), this 26th day of May, 19 95

_____(Seal)
_____(Seal)
_____(Seal)

Joe S. Mizerany, III (Seal)
Sarah D. Mizerany (Seal)
_____(Seal)

STATE OF ALABAMA
Jefferson COUNTY }

General Acknowledgment

I, Lamar Ham, a Notary Public in and for the said County, in said State, hereby certify that Joe S. Mizerany, III and wife, Sarah D. Mizerany whose name(s) 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 hands and official seal this 26th day of May A.D., 19 95

Lamar Ham

Notary Public

MY COMMISSION EXPIRES NOVEMBER 9, 1997

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Exhibit "A"

BEGIN at the NW Corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 2, Township 21 South, Range 2 West, said point being the POINT OF BEGINNING; thence S 3deg-00'-56" E along the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 500.92'; thence S 89deg-31'-47" E a distance of 1325.82'; thence S 2deg-44'-57" E a distance of 450.76'; thence N 89deg-26'-27" W a distance of 744.46'; thence S 2deg-44'-57" E a distance of 375.04'; thence S 2deg-57'-37" E a distance of 21.27'; thence S 88deg-19'-14" W a distance of 119.09'; thence S 70deg-17'-17" W a distance of 477.63'; thence S 2deg-58'-34" W a distance of 128.27'; thence S 89deg-26'-27" E a distance of 502.68'; thence N 2deg-58'-34" W a distance of 320.00'; thence N 2deg-44'-57" W a distance of 350.00'; thence S 89deg-26'-27" E a distance of 744.46'; thence N 2deg-44'-57" W a distance of 976.63'; to the NE corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence N 89deg-31'-47" W a distance of 1353.19' to the Point of Beginning. Said parcel contains 19.64 acres more or less.

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