

\$1,000.00 PER ACRE

VALUE: \$ 11,700.00

SEND TAX NOTICE TO:

JOHN F. MELTON
8990 OLD HWY 280
CHELSEA, AL 35043

Inst # 1996-05481

This Instrument was prepared by:

WALLACE, ELLIS, FOWLER & HEAD
P. O. Box 587
Columbiana, AL 35051

Inst # 1996-05481

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

02/20/1996-05481
03:11 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 (\$1.00) Dollar and division of estate property to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, John F. Melton, a married man, Clara Nivens McGaughy, a married woman, and Glenda Melton Chambless, a married woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto John F. Melton (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel 1

The SE 1/4 of the NW 1/4 of the NE 1/4 of Section 27, Township 19, Range 2 East containing 10 acres, more or less.

Parcel 2

A tract of land 630 feet long, and 131 feet wide, containing 1.7 acres, located in Section 27, Township 19, Range 2 East, begin at the SE corner of the W 1/2 of the NW 1/4 of the NE 1/4, run west along south forty line 131 feet, turn north and run 630 feet, parallel to the west forty line, to a point, turn east and run 131 feet, parallel to south forty line, to a point, on the east line of said W 1/2, then run south, along W 1/2 line, 630 feet to the point of beginning.

(Description supplied by the parties to deed. No title examination made.)

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 hand(s) and seal(s), this 20 day of February, 1996.

John F. Melton (SEAL)
John F. Melton

Clara Nivens McGaughy (SEAL)
Clara Nivens McGaughy

Glenda Melton Chambless (SEAL)
Glenda Melton Chambless

STATE OF ALABAMA
Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John F. Melton, a married man, 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 20 day of February, 1996.

Sarah Jackson
Notary Public

STATE OF ALABAMA
Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Clara Nivens McGaughy, a married woman, 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 20 day of February, 1996.

Sarah Jackson
Notary Public

STATE OF ALABAMA
Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Glenda Melton Chambless, a married woman, 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 20 day of February, 1996.

Sarah Jackson
Notary Public

Inst # 1996-05481

02/20/1996 -05481
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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 23.00