

VALUE: \$ Road

SEND TAX NOTICE TO:

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

This Instrument was prepared by:

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

Inst # 1996-05484

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

02/20/1996-05484
03:11 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50

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:

A parcel of land 20 feet wide by 2,493 feet long containing 1.13 acres located in the NW 1/4 and NE 1/4 of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama and being more particularly described as commencing at a corner on the east boundary of Viaduct Road located 420.07 feet south and 88.89 feet west of the Northeast corner of the NW 1/4 of the NW 1/4 of said Section 27; thence east 298.89 feet parallel to the North line of said Section 27; thence north 420.07 feet parallel to the east line of the NW 1/4 of the NW 1/4 of said Section 27; thence east 1,774.3 feet along the north line of said Section 27 to the NE corner of the West 1/2 of the NW 1/4 of the NE 1/4 of said Section 27; thence south 20 feet along the east line of the West 1/2 of the NW 1/4 of the NE 1/4 of said Section 27; thence west 1,754.3 feet parallel to the north line of said Section 27; thence south 420.07 feet parallel to the east line of the NW 1/4 of the NW 1/4 of said Section 27; thence west 318.89 feet more or less parallel to the north line of said Section 27 to the east boundary of Viaduct Road; thence northwesterly 20 feet more or less 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.

Inst # 1996-05484

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

Post # 1996-05484

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.

Lorothy 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.

Lorothy 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.

Lorothy Jackson
Notary Public

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