

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to: Brenda Y. Jarvis

(Name)

(Address)

595 Hwy 22

Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTEEN THOUSAND and 00/100, (\$15,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged by we,
DONALD ALLEN, a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
BRENDA Y. JARVIS

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

Commence at the Southeast corner of the Southwest quarter of the Northeast quarter of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama and run thence in a Northerly direction along the East line of said quarter-quarter a distance of 445.00' to a point on the Northeasterly right-of-way line of Shelby County Highway No. 10; thence continue along the last described course a distance of 225.15' to a fence line; thence turn an angle of 2 deg. 44' 41" to the left and continue in a Northerly direction along said fence a distance of 174.39' to a point on the Southeasterly right-of-way line of Shelby County Highway No. 22; thence turn an angle of 130 deg. 34' 44" to the left to chord and run in a Southwesterly direction along a curve to the left, said curve having a central angle of 6 deg. 07' 17", a radius of 1,890.00' for an arc distance of 201.92' to a concrete Highway monument; thence turn an angle of 35 deg. 57' 32" to the left from chord, and continue along said Highway No. 22 right-of-way line a distance of 68.74' to a point on the Northeasterly right-of-way line of said Highway No. 10 thence turn an angle of 52 deg. 08' 42" to the left (to chord) and run in a Southeasterly direction along a curve to the right, said curve having a central angle of 20 deg. 26' 59", a radius of 715.00' to an arc distance of 255.19' to the point of beginning.

SUBJECT TO:

Property taxes for 1995 and subsequent years.

Mineral and mining rights are not insured.

THE ABOVE DESCRIBED REAL ESTATE DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR, NOR THAT OF HIS SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

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 2nd day of April, 19 96

(Seal)

(Seal)

(Seal)

Donald Allen

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY

County

General Acknowledgment

I, the undersigned authority
in said State, hereby certify that Donald Allen

a Notary Public in and for said County.

whose name(s) 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 2nd day of April, 19 96

5-17-99

My Commission Expires:

Notary Public