

WARRANTY DEED

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Alan J. Dreher
513 Pine Ridge Trail
Birmingham, AL 35213

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS.

COUNTY OF SHELBY)

That in consideration of ONE HUNDRED AND NO/100 DOLLARS (\$100.00), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **JAMES L. BOLTON AND WIFE, PEGGY J. BOLTON** (herein referred to as Grantors) do grant, bargain, sell and convey unto **ALAN J. DREHER** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Begin at the Southeast corner of the Northeast 1/4, Section 6, Township 21 South, Range 1 East; thence run westerly along the south boundary of said Northeast 1/4 for 1534.97 feet; thence turn an angle of 90 degrees to the right and run 279.94 feet; thence turn an angle of 90 degrees to the left and run 1091.50 feet to a point on the east right of way line of County Highway 49; thence turn an angle of 89 degrees 15 minutes 29 seconds to the right and run along said right of way for 60.16 feet; thence turn an angle of 1 degree 18 minutes to the right and continue along said right of way for 886.10 feet; thence turn an angle of 1 degree 07 minutes to the left and continue along said right of way for 108.45 feet to a point; thence turn an angle of 90 degrees 51 minutes 23 seconds to the right and run 1301.69 feet; thence turn an angle of 89 degrees 42 minutes 08 seconds to the right and run 405.80 feet; thence turn an angle of 90 degrees to the left and 1318.00 feet; thence turn an angle of 90 degrees to the right and run 130.03 feet; thence turn an angle of 90 degrees 40 minutes to the left and run 874.37 feet; thence turn an angle of 90 degrees 40 minutes to the right and run 400.00 feet; thence turn an angle of 90 degrees 40 minutes to the left and run 445.63 feet; thence turn an angle of 90 degrees 40 minutes to the right and run 392.00 feet; thence turn an angle of 89 degrees 20 minutes to the right and run 476.00 feet; thence turn an angle of 89 degrees 20 minutes to the left and run 732.00 feet; thence turn an angle of 89 degrees 20 minutes to the right and run 844.00 feet; thence turn an angle of 90 degrees 40 minutes to the right and run 732.00 feet to the point of beginning. Said parcel is lying in the Southwest 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 Section 6, Township 21 South Range 1 East and the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4, Section 5, Township 21 South Range 1 East.

The legal description set forth herein also includes Parcels I and II as shown in Map Book 14, Page 117, in the Office of the Judge of Probate of Shelby County, Alabama.

Inst # 1996-15179

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

05/08/1996-15179

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SHELBY COUNTY JUDGE OF PROBATE
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TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, their heirs, and assigned forever, against the lawful claims of all persons.

Inst # 1996-15179

IN WITNESS WHEREOF, we have hereunto set our hands and seal, this 6th day of May, 1996.

James L. Bolton
JAMES L. BOLTON
Peggy J. Bolton
PEGGY J. BOLTON

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **JAMES L. BOLTON AND WIFE, PEGGY J. BOLTON**, whose names 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 hand and official seal, this the 6th day of May, 1996.

My Commission Expires: 11/20/96

Frank M. Boyer
Notary Public

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