

\$2,000

B'Ham

This instrument was prepared by:

RETURN TO
JIM WALTER HOMES INC.
 P. O. BOX 31001
 TAMPA, FL 33631-3601

Paul F. Meyers, II
 Attorney At Law
 2841 Montgomery Highway
 Post Office Box 645
 Dothan, Alabama 36302

Warranty Deed

STATE OF ALABAMA }
 SHELBY COUNTY }

Know All Men by These Presents: That in consideration of Ten Dollars and other valuable consideration to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged we,

JAMES D. SNIDER and wife, LINDA G. SNIDER

(herein referred to as GRANTORS) do grant, bargain, sell, and convey unto

DONNA SMITH,

(herein referred to as GRANTEE) the following described real estate situated in SHELBY County, Alabama to wit:

Commence at the NW corner of the NE $\frac{1}{4}$ - SE $\frac{1}{4}$, Section 15, Township 20 South, Range 1 West, Shelby County, Alabama; thence S03°28'10"W, 366.54 feet to an iron pin; thence S69°08'57"E, 83.23 feet to a set Re-bar, which is the point of beginning; thence N43°51'58"E, 204.28 feet to a set Re-bar; thence S66°39'57"E, 234.01 feet to a set Re-bar; thence S43°52'05"W, 193.27 feet to a set Re-bar; thence N69°08'57"W, 238.09 feet to a set Re-bar, which is the point of beginning. Containing 1.0 acres, more or less. Parcel of land lying in the NE $\frac{1}{4}$ - SE $\frac{1}{4}$, Section 15, Township 20 South, Range 1 West, Shelby County, Alabama.

Also a 20' Easement form Ingress and Egress described as follows: Commence at the NW corner of the NE $\frac{1}{4}$ - SE $\frac{1}{4}$, Section 15, Township 20 South, Range 1 West, Shelby County, Alabama; thence S03°28'10"W, 366.54 feet to a point; thence S69°08'57"E, 311.32 feet to a point, which is located in the centerline of a 20' Easement, and also the point of beginning; thence S43°52'05"W along said centerline, 10 feet to a point; thence S69°08'57"E, along said centerline, 262.52 feet to the Northwest right-of-way of County Road No. 333, which the 20' Easement terminates.

Inst # 1996-15460

05/10/1996-15460
 12:39 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 BOB MC 12.00

Inst # 1996-15460

To Have and to Hold Unto the Grantee, her heirs and assigns forever. And we do for ourselves and for our heirs, executors, and administrators covenant with the Grantee, her 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 our heirs, executors and administrators shall warrant and defend the same to the Grantee, her heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this the 11th day of April 1996.

Linda G. Snider (SEAL)
LINDA G. SNIDER

James D. Snider (SEAL)
JAMES D. SNIDER

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that LINDA G. SNIDER and JAMES D. SNIDER, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11th day of April 1996.

Marianne Burr
NOTARY PUBLIC
my commission expires:

My Commission Expires 6/14/98

Grantee's Address:

Ch. Smith
P.O. Box 1230
Columbiana, AL 35051
996-15460

05/10/1996-15460
12:39 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCB 12.00