

State of Alabama}
Shelby County}

✓ Send Tax Notice to:
Name: William H. Brewster, Jr.
Address: 144 Hwy 453
Sterrett, Alabama 35147

This instrument was prepared without opinion by:
Name: Arleen Bevan
Address: P.O. Box 170766, Tarrant, AL 35217-0766

General Warranty Deed

That in consideration of TWO THOUSAND AND NO/100 (\$2,000.00) to the undersigned grantor, (whether one or more), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I or we, Neita Muglach (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto William H. Brewster, Jr. (herein after referred to as grantee, whether one or more), the following described real estate, situated in SHELBY COUNTY, ALABAMA, to wit:

A part of the SW1/4 of the NE1/4 and the SE1/4 of the NW1/4 of Section 30, Township 19 South, Range 1 East, Shelby County, more particularly described as follows: Commence at the Southeast corner of the SE1/4 of the NW1/4 of said Section 30 at a found 4x4 painted post with bearing trees; thence run North 2 deg. 30 min. 17 sec. West, 20.00 feet to a set iron pin; thence North 89 deg. 30 min. West, 113.30 feet to a set iron pin; thence North 2 deg. 30 min. West, 612.40 feet to a set iron pin; thence North 48 deg. 00 min. East, 100.30 feet to a set iron pin at the point of beginning; thence continue North 48 deg. 00 min. East, 98.97 feet to a set iron pin; thence South 25 deg. 48 min. 40 sec. West, 115.92 feet to a set iron pin; thence North 64 deg. 20 min. 52 sec. West, 145.93 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to easements, restrictions and rights-of-way of record.

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 9th day of May, 1996.

| | |
|--------------|--------------------------------|
| _____ (Seal) | <u>Neita F. Muglach</u> (Seal) |
| _____ (Seal) | _____ (Seal) |
| _____ (Seal) | _____ (Seal) |

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, Anne Alverson a Notary Public in and for said County, in said State, hereby certify that Neita Muglach, whose name(s) are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 9th day of May, 1996

2-14-97
My Commission Expires:

Anne Alverson
Notary Public
05/10/1996-15493
03:23 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCB 18.30

1996-15493

1996-15493