

THIS INSTRUMENT PREPARED BY:  
HILL & WEATHINGTON, P.C.  
819 Parkway Drive SE  
Leeds, AL 35094

Send Tax Notice To:  
Anita L. Reynolds  
1427 Dunavant Road  
Leeds, AL 35094

STATE OF ALABAMA  
SHELBY COUNTY

### STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **Danny L. Reynolds**, a married man, for and in consideration of FIVE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$5500) and assumption of mortgage as stated below, the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto **Anita L. Reynolds** the following described real property situated in the County of Shelby, State of Alabama:

A part of the Northwest Quarter of the Southeast Quarter and the Southwest Quarter of the Southeast Quarter of Section 11, Township 18 South, Range 1 East, Shelby County, Alabama described as follows: Begin at the Southwest corner of the Northwest Quarter of the Southeast Quarter of Section 11, Township 18 South, Range 1 East, Shelby County, Alabama, thence run Northerly along the West line of said quarter-quarter 189.32 feet to an old iron corner at the intersection of two old wire fences; thence 89 degrees 13 minutes, 23 seconds right and run Easterly along an old fence 560.0 feet to a point; thence 19 degrees 41 minutes 44 seconds right and continue along said old fence line in a Southeasterly direction 276.59 feet to an iron pin on the West line of the "Old Montevallo Road" right-of-way; thence 50 degrees 27 minutes 59 seconds right and run Southerly 23.60 feet to an iron pin on the West right-of-way of the "New" (so called) Shelby County Highway Number 43; thence 67 degrees 20 minutes 31 seconds right and run Southwesterly along the said West right-of-way line of said Highway 43, 304.91 feet to a point; thence 54 degrees 35 minutes 49 seconds right and run West-Northwesterly 619.73 feet to the point of beginning. LESS AND EXCEPT that portion of subject property which lies Southeast of the "Old Montevallo Road" as shown on survey of Joseph E. Conn, Jr. Ala. Reg. No. 9049 dated March 11, 1981. Situated in Shelby County, Alabama.

This instrument was prepared without benefit of a Title Insurance Commitment or other title examination. The legal description was furnished by the grantee.

SUBJECT however, to all covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record; and Further Subject to any state of facts and accurate survey would show.

IN WITNESS WHEREOF the undersigned on this 7<sup>th</sup> day of May, 1996.

05/21/1996-16451  
12:35 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 16.50

12561 Hwy 43  
Vandiver, AL 35176

Inst # 1996-16451

TO HAVE AND TO HOLD, to the said Anita L. Reynolds, her heirs and assigns forever.

Danny Lynn Reynolds  
DANNY LYNN REYNOLDS

STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that Danny Lynn Reynolds, 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 for and as the act of said corporation.

Given under my hand and official seal, this 7<sup>th</sup> day of May, 1996.

[Signature]  
NOTARY PUBLIC

Commission Expires  
Aug. 1996

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