

This instrument was prepared by:
(Name) _____
(Address) _____

Send Tax Notice to:
(Name) WILLIAM M. AND ALICE B. MARTIN
(Address) P. O. BOX 400
PELHAM, AL 35124

WARRANTY DEED

**STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of SIX THOUSAND AND 00/100 DOLLARS

to the undersigned grantor(whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,
Dorothy Abele, an unmarried woman
(herein referred to as grantor, whether one or more), do grant bargain, sell and convey unto
William M. and Alice B. Martin
(herein referred to as grantee, whether one or more), the following described realestate, situated in Shelby County, Alabama to wit

Commence at the SE Corner of the SW 1/4 of the SE 1/4 of Section 6, Township 20 South, Range 2 West; thence N 0deg-12'-28" E a distance of 1307.27'; thence N 0deg-14'-37" E a distance of 489.52'; thence N 42deg-25'-38" W a distance of 250.13' (map), 252.49' (meas.); thence S 47deg-38'-29" W a distance of 51.53' (map), 57.47' (meas.); thence S 44deg-39'-23" W a distance of 81.52'; thence S 47deg-52'-20" W a distance of 46.34'; thence S 49deg-42'-37" W a distance of 16.36' to the POINT OF BEGINNING; thence S 47deg-34'-25" E a distance of 198.21'; thence S 42deg-25'-35" W a distance of 208.71'; thence N 47deg-34'-25" W a distance of 208.87'; thence N 38deg-12'-17" E a distance of 61.71'; thence N 48deg-34'-28" E a distance of 74.20'; thence N 49deg-42'-37" E a distance of 74.18' to the Point of Beginning. Said parcel contains 1.00 acres, more or less.

20' INGRESS, EGRESS, AND UTILITY EASEMENT:

Commence at the SE Corner of the SW 1/4 of the SE 1/4 of Section 6, Township 20 South, Range 2 West; thence N 0deg-12'-28" E a distance of 1307.27'; thence N 0deg-14'-37" E a distance of 489.52'; thence N 42deg-25'-38" W a distance of 250.13' (map), 252.49' (meas.); thence S 47deg-38'-29" W a distance of 51.53' (map), 57.47' (meas.); thence N 42deg-59'-51" W a distance of 16.01' to the POINT OF BEGINNING of the westerly boundary of a 20' easement for ingress, egress, and utilities, said easement lying along 20' to the left of, and parallel to said westerly boundary; thence S 44deg- 39'-23" W along said westerly boundary a distance of 61.73'; thence S 47deg-52'-20" W along said westerly boundary a distance of 45.63'; thence S 49deg-42'-37" W along said westerly boundary a distance of 90.45'; thence S 48deg-34'-28" W along said westerly boundary a distance of 76.10'; thence S 38deg-12'-17" W along said westerly boundary a distance of 7.65'; thence continue along the last described course a distance of 100.73' (map), 100.78' (meas.); thence S 25deg-50'-10" W along said westerly boundary a distance of 102.08'; thence S 7deg-15'-51" W along said westerly boundary a distance of 108.11' (map), 108.81' (meas.); thence S 2deg-09'-48" W along said westerly boundary a distance of 213.68' (map), 213.19' (meas.); thence S 12deg-30'-30" W along said westerly boundary a distance of 173.45'; thence S 20deg-0'-17" W along said westerly boundary a distance of 84.88'; thence S 30deg-23'-57" W a distance of 81.16'; thence S 38deg-13'-49" W along said westerly boundary a distance of 70.12'; thence S 41deg-09'-52" W along said westerly boundary a distance of 189.37' (map), 188.87' (meas.) to a point on the northeasterly right-of-way line of Oak Mountain Park Road (150' R.O.W.), said point being the end of said boundary of said easement

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, or its successors 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 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, or its successors 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 1 day of June, 1996.

Dorothy P. Abele (Seal)

William M. Martin (Seal)

Alice B. Martin (Seal)

Inst # 1996-17839 (Seal)

(Seal)

(Seal)

06/04/1996-17839
08:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 14.50

**STATE OF ALABAMA }
SHELBY COUNTY } General Acknowledgement**

Susan Mauch Phillips a Notary Public in and for said County, in said State, hereby certify that

Dorothy Abele, William Martin, & Alice B. Martin
whose name(s) were 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 1 day of June, 1996

Susan Mauch Phillips

MY COMMISSION EXPIRES APRIL 27, 1996

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