

**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

(Name) Bonnie Powell

(Address) 61 Gaiters Drive  
Calera, AL 35040

This instrument was prepared by

(Name) Mike T. Atchison, Attorney  
P.O. Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-44

**WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eleven Thousand, Five Hundred Fifty and no/100-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Julia Mae DeRamus, an unmarried woman; Lee Andrew Sanders, a married man; Eloise Rosschile, an unmarried woman; Willie Louis Rosschile, a married man; Carolyn Jean Lucas, an unmarried woman; and J.D. Lapp, a married man (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Bonnie Powell

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

Subject to taxes for 1996 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS, OR OF THEIR RESPECTIVE SPOUSES.

06/14/1996-19443  
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SHELBY COUNTY JUDGE OF PROBATE  
004 MEL 32.00

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 the said GRANTEE, 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 noted 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 25th day of May, 1996.

Julia Mae DeRamus (Seal)  
Julia Mae DeRamus  
Eloise Rosschile (Seal)  
Eloise Rosschile  
Carolyn Jean Lucas (Seal)  
Carolyn Jean Lucas

Lee Andrew Sanders (Seal)  
Lee Andrew Sanders  
Willie Louis Rosschile (Seal)  
Willie Louis Rosschile  
J.D. Lapp (Seal)  
J.D. Lapp

STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Julia Mae DeRamus is known to me, acknowledged before me whose name is signed to the foregoing conveyance, and who she executed the same voluntarily on this day, that, being informed of the contents of the conveyance on the day the same bears date.

Given under my hand and official seal this 25th day of May, A. D., 1996.

SEE ADDITIONAL ACKNOWLEDGMENTS ON ATTACHED SHEETS.

Bill Davis  
Notary Public.  
My Commission Expires April 8, 1999

Inst # 1996-19443

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared Lee Andrew Sanders, whose name is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 25th day of May, 1996.

  
\_\_\_\_\_  
Notary Public

My commission expires:

*My Commission Expires April 6, 1999*

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared Eloise Rosschile, whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 25th day of May, 1996.

  
\_\_\_\_\_  
Notary Public

My commission expires: *My Commission Expires April 6, 1999*

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared Willie Louis Rosschile, whose name is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 25th day of May, 1996.

  
\_\_\_\_\_  
Notary Public

My commission expires: *My Commission Expires April 6, 1999*

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared Carolyn Jean Lucas, whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 25th day of May, 1996.

  
\_\_\_\_\_  
Notary Public

My commission expires: My Commission Expires April 6, 1999

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared J.D. Lapp, whose name is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 25th day of May, 1996.

  
\_\_\_\_\_  
Notary Public

My commission expires: My Commission Expires April 6, 1999

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

Beginning at the Southeast corner of the NW 1/4 of the NE 1/4 of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama and run thence Northerly along the East line of said Quarter-Quarter 188.00 feet to a steel pin corner; thence turn 91 degrees 02 minutes 08 seconds left and run Westerly 359.43 feet to a steel pin corner on the Easterly margin of Shelby County Highway #213; thence turn 97 degrees 03 minutes 42 seconds left and run South-Southeasterly along said margin of said highway 189.41 feet to a steel pin corner on the South line of said Quarter-Quarter Section; thence turn 82 degrees 56 minutes 19 seconds left and run Easterly along said Quarter-Quarter line 332.75 feet to the point of beginning.

According to survey of Joseph E. Conn, Jr., RLS #9049, dated April 29, 1996.

**PARCEL 2:**

Commence at the Southeast corner of the NW 1/4 of the NE 1/4 of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama and run thence Northerly along the East line of said Quarter-Quarter Section a distance of 678.00 feet to a steel pin and the point of beginning of the property being described; thence continue along last described course a distance of 222.40 feet to a point; thence turn 91 degrees 01 minutes 15 seconds left and run Westerly a distance of 479.23 feet to a point on the Easterly right of way line of Shelby County Highway #213; thence turn 100 degrees 50 minutes 25 seconds left and run Southeasterly along said right of way line of said Highway #213 a distance of 225.74 feet to a point; thence turn 79 degrees 04 minutes 29 seconds left and run Easterly a distance of 441.23 feet to the point of beginning.

According to survey of Joseph L. Conn, RLS #9049, dated May 4, 1994.

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