

This instrument was prepared by
Mitchell A. Spears

ATTORNEY AT LAW

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Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: **Nathan Stamps**
(Name) _____

(Address) **249 Camellia St.**
Harpersville, AL 35078

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **FIFTEEN THOUSAND and 00/100-----(\$15,000.00)----- DOLLARS**

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

CAREY W. ERWIN, a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

NATHAN STAMPS, a married man

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

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HERewith,
AS THOUGH FULLY SET OUT HEREIN.**

Inst # 1996-21336

07/02/1996-21336

01:26 PM CERTIFIED

**SHELBY COUNTY JUDGE OF PROBATE
DOE MCB 26.00**

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 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 28th
day of June, 19 96

(Seal)

Carey W. Erwin
Carey W. Erwin

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, **the undersigned authority**
in said State, hereby certify that **Carey W. Erwin**

a Notary Public in and for said County.

whose name(s) **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 28th day of June, 19 96

My Commission Expires: 9/97

[Signature]
Notary Public

Inst # 1996-21336

EXHIBIT "A"

A parcel of land in the SW 1/4 of the SE 1/4 of Section 12, Township 22 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of the SW 1/4 of the SE 1/4 of Section 12, Township 22 South, Range 3 West; thence run West along the North line of the said 1/4-1/4 for 330.97 feet; thence turn an angle to the left of 93 deg. 03 min. 02 sec. and run South for 453.41 feet to the point of beginning; from the point of beginning thus obtained continue along the last described course for 278.73 feet; thence turn an angle to the right of 65 deg. 19 min. 51 sec. and run Southwest for 71.18 feet; thence turn an angle to the left of 18 deg. 44 min. 05 sec. and run Southwest for 28.79 feet; thence turn an angle to the left of 18 deg. 29 min. 43 sec. and run Southwest for 103.41 feet; thence turn an angle to the left of 16 deg. 41 min. 39 sec. and run Southwest for 221.64 feet; thence turn an angle to the right of 56 deg. 06 min. 47 sec. and run Southwest for 167.53 feet; thence turn an angle to the right of 112 deg. 23 min. and run North 1112.50 feet to a point on the Southeast right of way of Shelby County Road No. 12; thence turn an angle to the right of 160 deg. 37 min. 26 sec. and run Southeast for 456.82 feet; thence turn an angle to the left of 76 deg. 27 min. 14 sec. and run East for 183.52 feet to the point of beginning.

Also, the right to use as a means of ingress and egress to and from the land hereby conveyed the present farm road (paved) running generally Southwesterly across the South 1/2 of the SE 1/4 of Section 12, Township 22 South, Range 3 West, which road intersects the Calera-Montevallo Road (Shelby County Road No. 16), subject to the existing farm road as described above and the rights of other parties to use said road; Also Subject to the public road rights of way and right of way of Plantation Pipeline Company. All recorded in Book 202, page 200 in the Office of the Judge of Probate, Shelby County, Alabama. Being situated in Shelby County, Alabama.

SUBJECT TO:

Property taxes for 1996 and subsequent years.

Mineral and mining rights are not ensured.

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 101 page 68 and Deed 213 page 378 in Probate Office.

Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed 200 page 433 in Probate Office.

Right(s)-of-Way(s) granted to South Central Bell by instrument(s) recorded in Real 168 page 559 in Probate Office.

Easement(s) to Plantation Pipeline Co. as shown by instrument recorded in Deed 112 page 354 in Probate Office.

Easement(s) to Southern Natural Gas Co. as shown by instrument recorded in Deed 141 page 44; Deed 196 page 304 and Deed 205 page 258 in Probate Office.

Dated: 6/28/96

Carey W. Erwin
Carey W. Erwin

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