

HARRISON, CONWILL, HARRISON & JUSTICE

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100-----Dollars
and other good and valuable consideration (division of estate)

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

Elsie Waites and Shirley H. Baker

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

Ken Baker Waites

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

Parcel 3:

Commencing at the Southeast corner of the SW $\frac{1}{4}$ of Section 28, Township 19 South, Range 2 East; thence South 89 deg. 28 min. 40 sec. West along the South boundary line of said quarter section for a distance of 278.33 feet; thence North 10 deg. 43 min. 03 sec. East a distance of 30.07 feet to the North right-of-way line of Shelby County Road No. 434 and the point of beginning; thence continuing North 10 deg. 43 min. 03 sec. East a distance of 76.15 feet; thence North 84 deg. 34 min. 31 sec. West a distance of 285.24 feet to the center of Tanyard Branch; thence North 6 deg. 11 min. 22 sec. East along said Tanyard Branch for a distance of 301.96 feet to a point on the East bank of Tanyard Branch; thence North 8 deg. 04 min. 03 sec. West a distance of 65.00 feet; thence North 77 deg. 26 min. 36 sec. West a distance of 514.66 feet; thence South 11 deg. 52 min. 02 sec. West a distance of 594.82 feet to the North right-of-way line of Shelby County Road No. 434 and the point of curvature of a tangent curve concave to the South, having a radius of 14968.28 feet, a central angle of 0 deg. 57 min. 09 sec. and a chord of 248.87 feet bearing South 89 deg. 43 min. 31 sec. East; thence East along said curve a distance of 248.87 feet; thence North 89 deg. 32 min. 00 sec. East a distance of 622.19 feet to the point of beginning. Said described tract containing 7.35 acres, more or less.

Elsie Waites and Braxton E. Baker were the sole heirs at law and next of kin of O. L. Baker, who died in March of 1973. Shirley H. Baker is the widow of Braxton E. Baker, deceased, and is the sole devisee of Braxton E. Baker.

Grantee's address:

180 U.S. Highway 280 West
Harpersville, Alabama 35078

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 _____ day of _____, 19 96.

(SEAL)

Elsie Waites

(SEAL)

(SEAL)

Shirley H. Baker

(SEAL)

Shirley H. Baker

09/17/1996-30674
11:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCO 9.50

(SEAL)

STATE OF Alabama

Shelby

COUNTY

General Acknowledgment

I, the undersigned authority, *Tummy K. Smith Herman* a Notary Public in and for said County, in said State, hereby certify that Elsie Waites and Shirley H. Baker

Whose name(s) are 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 14th day of September A.D. 19 96

Conwill & Justice

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: July 15, 1998.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Tummy K. Smith Herman
Notary Public