

This instrument was prepared by

(Name) B. CHRISTOPHER BATTLES
(Address) 3150 HIGHWAY 52 WEST
PELHAM, AL 35124

Send Tax Notice To: MICKEY MCDONOUGH
name
1912 2nd Avenue
address
Bessemer, AL 35020

WARRANTY DEED

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

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS \$1,000.00

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

JACK SHELTON, an unmarried man

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

MICKEY MCDONOUGH

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

LEGAL DESCRIPTION IS ATTACHED HERETO, MADE A PART

HEREOF AND MARKED EXHIBIT A

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

This deed was prepared at the request of the grantor, with no prior title examination having been made.

Inst # 1996-30926

09/19/1996-30926
09:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

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 GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand (s) and seal (s), this 16th day of September, 1996

(Seal)

JACK SHELTON (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jack Shelton, an unmarried man, 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 16th day of September, A. D., 1996

Notary Public

THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 17, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE MOST SOUTHERLY CORNER OF LOT 37 OF DEER SPRINGS ESTATES TRACT ADDITION AS RECORDED IN MAP BOOK 6, PAGE 5 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF HOUSTON DRIVE (EXTENDED) A DISTANCE OF 364.35 FEET; THENCE 90 DEGREES 06 MINUTES 06 SECONDS LEFT, IN A SOUTHWESTERLY DIRECTION A DISTANCE OF 62.03 FEET TO A POINT; SAID POINT BEING ON THE CENTER LINE OF A 30-FOOT WIDE EASEMENT FOR ROADWAY; THENCE 110 DEGREES 42 MINUTES 25 SECONDS RIGHT, IN A SOUTHWESTERLY DIRECTION ALONG THE CENTER LINE OF SAID EASEMENT, A DISTANCE OF 612.4 FEET; THENCE 15 DEGREES 24 MINUTES 09 SECONDS LEFT IN A SOUTHWESTERLY DIRECTION ALONG SAID CENTER LINE A DISTANCE OF 176.50 FEET TO THE POINT OF BEGINNING; THENCE 93 DEGREES 17 MINUTES 30 SECONDS LEFT IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 161.71 FEET TO A POINT; SAID POINT BEING ON THE NORTHERLY LINE OF A 50-FOOT WIDE PLANTATION RIGHT-OF-WAY; THENCE 116 DEGREES 31 MINUTES 39 SECONDS RIGHT, IN A SOUTHWESTERLY DIRECTION ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 92.26 FEET; THENCE 72 DEGREES 14 MINUTES 12 SECONDS RIGHT IN A NORTHWESTERLY DIRECTION, A DISTANCE OF 64.52 FEET; THENCE 31 DEGREES 34 MINUTES 57 SECONDS RIGHT IN A NORTHERLY DIRECTION, A DISTANCE OF 113.95 FEET TO THE POINT OF BEGINNING.

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