

\$500.00

THIS INSTRUMENT WAS PREPARED BY:

SEND TAX NOTICE TO:

Richard C. Shuleva, Attorney
P.O. Box 607
Pelham, Alabama 35124

✓ Annie M. Roper
71 Tulip Lane
Maylene, Alabama 35114

WARRANTY DEED

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

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Tammy Roper, an unmarried woman, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto, Annie M. Roper, a widow, (herein referred to as grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to-wit:

From the Northeast corner of the NW1/4 of the NW1/4 of the NE1/4 of Section 17, Township 21 South, Range 3 West, run South along West boundary of said NW1/4 of NE1/4, Section 17, Township 21 South, Range 3 West, for 328.5 feet; thence turn an angle of 88 degrees 18 minutes to the left and run Easterly 355.57 feet to point of beginning of the land herein described and conveyed; thence turn an angle of 22 degrees 16 minutes to the left and run 329.85 feet; thence turn an angle of 93 degrees 58 minutes to the right and run 131.60 feet; thence turn an angle of 108 degrees 20 minutes to the right and run Westerly 346.60 feet, more or less, to the point of beginning. This being a part of the NW1/4 of Section 17, Township 21 South, Range 3 West.

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

The legal description set out herein was furnished to preparer by the grantor herein without the benefit of survey or title search.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators, covenant with the said grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the GRANTEE, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day of September, 1996

Tammy Roper
Tammy Roper

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Tammy Roper, an unmarried woman, 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 30 day of Sept, 1996.

6-3-2000
My Commission Expires

Margaret Stephens
Notary Public

C:\OFFICE\WPWIN\WPDOS\RTAMMYROPE-A.DED

Inst # 1996-32202

09/30/1996-32202
01:02 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCB 9.00

Inst # 1996-32202