

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

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

(Name) James R. Thompson

(Address) 4634 Hwy 71
Shelby, AL 35143

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Al. 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 Nine Thousand and no/100

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

Laverne Carden, a single woman

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

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

Inst # 1996-39065
11/26/1996
10:40 AM
SHELBY COUNTY JUDGE

Inst # 1996-39065

Commence at the southwest corner of the NW 1/4 of the NE 1/4 of Section 11, Township 24 North, Range 15 East, Shelby County, Alabama and run thence easterly along the south line of the NW 1/4 of the NE 1/4 and the NE 1/4 of the NE 1/4 of said section 11 a distance of 1,401.22 feet to a point; thence turn 75 degrees 11 minutes 56 seconds left and run northeasterly 353.66 feet to a steel pin corner and the point of beginning of the property being described; thence continue along last described course 124.84 feet to a steel pin corner; thence turn 73 degrees 31 minutes 49 seconds left and run along the centerline of a ditch 108.57 feet to a point; thence turn 23 degrees 25 minutes 25 seconds left and continue along centerline of said ditch 81.52 to a steel pin corner on the east margin of Shelby County Highway No. #71; thence turn 66 degrees 52 minutes 10 seconds left and run southwesterly along said margin of said Highway 275.81 feet to a steel pin corner; thence turn 158 degrees 55 minutes 36 seconds left and run northeasterly 156.14 feet to a steel pin corner; thence turn 54 degrees 30 minutes 46 seconds right and run easterly 167.44 feet to the point of beginning.

Subject to restrictions, easements and rights of way of record.

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 hands(s) and seal(s), this 26 day of November, 1996

(Seal)

Laverne Carden
Laverne Carden

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

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 Laverne Carden

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 26 day of November, A. D., 1996

Myra J. Wilder
Notary Public.