

Send tax notice : Scott Williams  
4363 Co. Rd 18, Montevallo, 35115

STATE OF ALABAMA       )  
                                  )  
SHELBY COUNTY         )       WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Forty Six Thousand Five Hundred Dollars and 00/100 dollars (\$46,500.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, Ethel Cochran, a single person, hereinafter called "Grantor," does hereby GRANT, BARGAIN, SELL AND CONVEY unto, Scott D. Williams, a single person, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the accepted Southeast corner of North ½ fractional "B" Section 12, Township 24 North, Range 12 East, Shelby County, Alabama and run North 71 degrees 42 minutes West for 498.00 feet to a point of intersection with the center line of Shelby County Highway No. 18, Thence North 01 degree 30 minutes 04 seconds West for 422.30 feet; Thence North 01 Degree 54 minutes 37 seconds East 512.65 feet to a point on the Westerly right of way line of Shelby County Highway No. 18 and point of beginning; Thence North 82 degrees 28 minutes 04 seconds West for 194.44 feet; Thence North 07 Degrees 31 minutes, 56 seconds East for 210.00 feet, more or less to a point on the South line of property described in deed 192 page 244, Shelby County; Thence South 82 degrees 28 minutes 04 seconds East and along said South line for a distance of 218.75 feet, more or less to a point of intersection with the Westerly right of way line of said Shelby County Highway 18; Thence South 14 degrees, 08 minutes 10 seconds West a chord distance of 211.40 feet more or less to point of beginning; Containing 1.0 acres more or less.

This legal description is taken in its entirety from the survey of Jimmy Brasfield, Reg. No. 13404, dated December 26, 1996.

This conveyance is subject to all easements, rights-of-ways and restrictions of record affecting said property.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the heirs and assigns of the Party of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, and administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 7 day of January, 1997, at 968 Main Street, Montevallo, Alabama.

GRANTOR

Ethel Cochran (L.S.)

\_\_\_\_\_(L.S.)

STATE OF ALABAMA       )  
                                  )  
SHELBY COUNTY         )

ACKNOWLEDGMENT

01/10/1997-01086  
02:01 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
NOTARY  
11.00

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name(s) which is(are) signed to the foregoing Warranty Deed, who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person(s) executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 7 day of January, 1997.

Chris Smitherman  
NOTARY PUBLIC

My Commission Expires: 5-13-2000

THIS INSTRUMENT PREPARED BY:  
CHRISTOPHER R. SMITHERMAN  
ATTORNEY AT LAW  
968 NORTH MAIN STREET  
MONTEVALLO, ALABAMA 35115

Inst • 1997-01086