

Value: \$20,000.00

SEND TAX NOTICE TO:

Nancy Chambers
c/o W. M. Cumberland, Sr.
and Ida M. Cumberland
3342 North Wildwood Drive
Pelham, AL 35124

This instrument was prepared by:
WALLACE, ELLIS, FOWLER & HEAD
P. O. Box 587
Columbiana, AL 35051

Inst # 1997-03011

01/29/1997-03011
03:17 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HEL 31.00

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 Dollars (\$1.00) 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 or we, **W. M. Cumberland, Sr. and wife, Ida M. Cumberland**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Nancy Chambers** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

An undivided four (4) percent interest in and to the following described real estate:

PARCEL I

A parcel of land situated in the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 12, Township 20 South, Range 3 West in Shelby County, Alabama, and being more particularly described as follows:

Commence at the NE corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 12, Township 20 South, Range 3 West; thence South 89 deg. 56 min. 06 sec. West a distance of 215.60 feet (meas.) (215.58 feet map) to the Easterly right-of-way line of U.S. Highway No. 31; thence North 26 deg. 10 min. 53 sec. East along said right-of-way line a distance of 248.37 feet (meas.) (248.40 feet map); thence North 26 deg. 10 min. 26 sec. East along said right-of-way line a distance of 200.00 feet to the point of beginning; thence continue along last described course and said right-of-way line for a distance of 270.00 feet; thence leaving said right-of-way line South 63 deg. 49 min. 25 sec. East a distance of 561.67 feet; thence South 25 deg. 48 min. 18 sec. West a distance of 270.01 feet; thence North 63 deg. 49 min. 25 sec. West a distance of 563.42 feet to the point of beginning; being situated in Shelby County, Alabama.

PARCEL II

A parcel of land situated in the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the NE corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 12, Township 20 South, Range 3 West; thence South 89 deg. 52 min. 55 sec. East along the South line of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 12, a distance of 140.00 feet to the point of beginning; thence continue along last described course a distance of 341.11 feet to a point, said point being the NW corner of Lot 1, corrected R. O. Ramer's Addition to Little Oak Ridge Estates, as recorded in Map Book 11, Page 3, and Map Book 11,

Page 8 in the Office of the Judge of Probate of Shelby County, Alabama; thence leaving said $\frac{1}{4}$ $\frac{1}{4}$ line North 02 deg. 07 min. 55 sec. East a distance of 153.69 feet; thence North 63 deg. 49 min. 25 sec. West a distance of 563.42 feet to the Easterly right-of-way line of U.S. Highway No. 31; thence South 26 deg. 10 min. 26 sec. West along said right-of-way line a distance of 198.37 feet; thence leaving said right-of-way line South 64 deg. 37 min. 49 sec. East a distance of 113.98 feet; thence South 63 deg. 53 min. 07 sec. East a distance of 207.00 feet; thence South 26 deg. 45 min. 34 sec. West a distance of 94.57 feet to a point on the South line of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, said point also being the point of beginning; being situated in Shelby County, Alabama.

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 24th day of January 1997.

W. M. Cumberland, Sr. (SEAL)
W. M. Cumberland, Sr.

Ida M. Cumberland (SEAL)
Ida M. Cumberland

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that W. M. Cumberland, Sr. and wife, Ida M. Cumberland, whose names 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 24th day of January 1997.

Kimberly R. Motherly
Notary Public

MY COMMISSION EXPIRES MARCH 7, 1998