

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

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

(Name) William W. Stewart
85 Wallace Drive
(Address) Shelby, AL 35143

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
P.O. Box 822
(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eight Thousand, Five Hundred and no/100----- DOLLARS

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

William M. Schroeder and wife, Dorothy D. Schroeder, and David P. Downs, an unmarried man

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

William W. Stewart and Glenda H. Stewart

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

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

Subject to taxes for 1997 and subsequent years, easements, restrictions, rights of way, and permits of record.

Inst # 1997-03705

02/04/1997-03705
12:08 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SMA 20.50

TO HAVE AND TO HOLD to the said grantees, 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, WE have hereunto set OUR hands(s) and seal(s), this 14th day of January, 1997

(Seal)
(Seal)
(Seal)

William M. Schroeder (Seal)
Dorothy D. Schroeder (Seal)
David P. Downs (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 William M. Schroeder, Dorothy D. Schroeder, and David P. Downs 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 14th day of January, A. D., 1997

Letha C. Allen
NOTARY PUBLIC
COMMISSION EXPIRES JANUARY 29, 1998

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Southwest corner of Section 7, Township 22 South, Range 2 East; run thence North 0 degrees 52 minutes 51 seconds west along the West line of said Section for 48.44 feet to a point on the Southeast right of way of Shelby County Road No. 47; run thence North 50 degrees 25 minutes 39 seconds East along said right of way for 342.44 feet to the point of a curve; run thence in a Northeasterly direction along said right of way and a curve to the left having a radius of 2757.98 feet, an arc distance of 232.00 feet; run thence South 44 degrees 23 minutes 32 seconds East for 94 feet; run thence South 88 degrees 58 minutes 46 seconds East for 251.54 feet to the Northeast corner of Lot 4, Turtle Cove, Phase I, as recorded in Map Book 12, Page 61, in the Probate Office of Shelby County, Alabama, said point being the point of beginning; thence continue South 88 degrees 58 minutes 46 seconds East 137.5 feet to the Northwest corner of Lot 3, of said Turtle Cove, Phase I; thence run South 28 degrees 23 minutes 19 seconds West along the Northwest line of said Lot 3, Turtle Cove, Phase I, a distance of 434.66 feet to a point on the Northeast right of way of Wallace Drive; thence run along said right of way of Wallace Drive along a curve to the right having a radius of 178.37 feet, an arc distance of 23.00 feet to a point; thence run North 86 degrees 28 minutes 08 seconds West a distance of 111.44 feet to the Southeast corner of Lot 4, Turtle Cove, Phase I; thence run North 28 degrees 26 minutes 51 seconds East along the Southeast line of Lot 4, Turtle Cove, Phase I, a distance of 426.59 feet to the Northeast corner of said Lot 4 and the point of beginning.

Inst # 1997-03705

02/04/1997-03705
12:08 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 20.50