

► SHELBY COUNTY ABSTRACT & TITLE CO., INC.

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

(Name) Billy Thomas

(Address) 322 Hwy 25 East
Columbiana AL 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

P.O. Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-87 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 Seven Thousand and no/100 DOLLARS

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

Timothy Billingsley, a married man

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

Billy Thomas d/b/a Billy Thomas Remodeling & Building

(herein referred to as grantee, 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.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS SPOUSE.

Inst # 1997-04930

02/14/1997-04930
03:00 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE NOT 18.00

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 GRANTEE, 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 GRANTEE, 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 14th day of February, 1997.

(Seal)

Timothy A. Billingsley (Seal)
Timothy Billingsley

(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 Timothy Billingsley 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of February, A. D., 1997

[Signature]
Notary Public.

MTA

Inst # 1997-04930

EXHIBIT "A"

PROPERTY DESCRIPTION
1.06 ACRES
TIMOTHY BILLINGSLEY TO BILLY THOMAS

Commence at the Southeast Corner of the NW1/4 of the NE1/4, Section 36, Township 21 South, Range 1 West; thence North - 74 degrees 00 minutes - West for a distance of 414.48 feet to a 1.25" pipe in place, being the Southeast Corner of a parcel of land deeded to Odell Goff and wife, Marie Goff, as recorded in Deed Book 246, Page 550; thence turn an angle of 9 degrees 06 minutes to the right and run along the southern boundary of said deeded parcel for 150.00 feet to a 1.25" pipe in place, being the Southwest Corner of said deeded parcel; thence turn an angle of 90 degrees to the right and run along the western boundary of said deeded parcel for 11.96 feet to a #6 rebar, being the point of beginning of the parcel herein described; thence continue along the last described course for 238.04 feet to a 1.25" pipe in place, being the Northwest Corner of aforementioned parcel previously deeded to Goff; thence turn an angle of 92 degrees 56 minutes 19 seconds to the left and run 184.13 feet to a #6 rebar in place, being the Southeast Corner of Lot 28, First Addition to Triple Springs Subdivision, Second Sector, as recorded in Map Book 6, Page 155, in the Probate Office of Shelby County, Columbiana, Alabama; thence turn an angle of 1 degree 20 minutes 32 seconds to the left and run along the southwest boundary of said Lot 28 for 26.00 feet to an axle in place, being the Northeast Corner of a parcel of land on which Apartments are constructed; thence turn an angle of 90 degrees to the left and run along the southeast boundary of said Apartment property for 220.00 feet to a #5 rebar in place, being the Southeast Corner of said Apartment property; thence turn an angle of 83 degrees 33 minutes 50 seconds to the left and run 193.53 feet to the point of beginning.

Said parcel is lying in the NW1/4 of the NE1/4, Section 36, T-21S, R-1W, and contains 1.06 acres.

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002 MCD 18.00