

STATUTORY WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

THIS DEED, made this the 14th day of February, 1997, of Lydia Sue Wooten Huett, who died intestate on January 30, 1997 and Denise H. Brown, a married woman of Shelby County, Alabama, hereinafter called the "Grantor," and Patsy H. Rose of Talladega County, Alabama, hereinafter called the "Grantee" which includes their respective heirs, legal representatives, successors and assigns.

WITNESSETH THAT:

THE GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by the Grantee, the receipt of which is hereby acknowledged, has by these presents granted, bargained, and sold to the Grantee, her heirs and assigns forever, the following described land:

Tract 5, Nellie Geraldine Wooten Estate, as recorded in Map Book 4, Page 84, in the Probate Office of Shelby County, Alabama; more particularly described as follows: From the Northwest corner of the East Half of the SW 1/4 of the SW 1/4 of Section 14, Township 19 South, Range 2 West, run Southerly along the West boundary line of the East Half of the SW 1/4 of the SW 1/4 of Section 14, Township 19 South, Range 2 West for 229.97 feet; Thence run an angle of 88 degrees 24 minutes 35 seconds to the left and run Easterly 218.97 feet; Thence turn an angle of 42 degrees 43 minutes 35 seconds to the right and run Southeasterly 419.30 feet to the point of beginning of the land herein described; Thence turn an angle of 45 degrees 41 minutes to the right and run Southerly 683.08 feet, more or less, to a point in the center of a County road; Thence turn an angle of 100 degrees 25 minutes to the left and run Northeasterly along the center of said County Road for 124.15 feet; Thence turn an angle of 13 degrees 41 minutes to the left and continue Northeasterly along the center of said road 30.57 feet; Thence turn an angle of 65 degrees 54 minutes to the left and run Northerly 501.68 feet; Thence turn an angle of 45 degrees 41 minutes to the left and run Northwesterly 209.65 feet, more or less, to the point of beginning.

and

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Inst # 1997-06374

Tract 6, Nellie Geraldine Wooten Estate, as recorded in Map Book 4, Page 84, in the Probate Office of Shelby County, Alabama, more particularly described as follows: From the Northwest corner of the East Half of the SW 1/4 of the SW 1/4 of Section 14, Township 19 South, Range 2 West, run Southerly along the West boundary line of the East Half of the SW 1/4 of the SW 1/4 of Section 14 Township 19 South, Range 2 West for 229.97 feet; Thence run an angle of 88 degrees 24 minutes 35 seconds to the left and run Easterly 218.97 feet; Thence turn an angle of 42 degrees 43 minutes 35 seconds to the right and run Southeasterly 628.95 feet to the point of beginning of the land herein described; Thence turn an angle of 45 degrees 41 minutes to the right and run Southerly 501.68 feet, more or less, to a point in the center of a county road; Thence turn an angle of 114 degrees 06 minutes to the left and run Northeasterly along the center of said county road for 70.22 feet; Thence turn an angle of 05 degrees 18 minutes to the left and continue Northeasterly along the center of said road for 288.28 feet; Thence turn an angle of 100 degrees 52 minutes to the left and run Northwesterly 187.92 feet; Thence turn an angle of 05 degrees 25 minutes to the left and continue Northwesterly 269.59 feet, more or less, to the point of beginning.

LESS AND EXCEPT those parcels previously conveyed by deed recorded in Deed Book 327, Page 374; Deed Book 328, Page 621; Real Record 016, Page 521; Real Record 115, Page 653; and Instrument #1996-24245, In Probate Office.

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

This instrument prepared without evidence of title condition. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

TO HAVE AND TO HOLD the same unto the Grantee in fee simple forever.

AND THE GRANTOR DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by her, and that she will warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under them, but against none other.

IN WITNESS WHEREOF, the Grantor of the Property described herein have signed and sealed this Deed on the day and year first above written.

Denise Brown
Denise Brown

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Denise H. Brown, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, 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 on this the 14th day of February, 1997.

Susan M. Robertson
Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES MARCH 27, 1999

Send Tax Notice To:
Patsy H. Rose
P.O. Box 161
Sycamore, AL 35149

This instrument was prepared by:
William P. Powers
P.O. Box 1626
Columbiana, AL 35051
Telephone: (205) 669-9620

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