

This instrument was prepared by

Grantee's address:

HARRISON, CONWILL, HARRISON & JUSTICE
P. O. Box 557
Columbiana, Alabama 35051

Parrish Argo
P.O. Box 914
Columbiana, AL 35051

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 in accordance with the will of Aliene B. Oakes

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

Loretta Argo, administratrix with will annexed of the estate of Aliene B. Oakes, deceased, Shelby County Probate Court case no. 35-180 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Parrish Argo and Loretta Argo as custodian for Landon Argo under the Alabama Uniform Transfers to Minors Act (herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Commence at the SE corner of the SE 1/4 of the SW 1/4, Section 24, Township 21 South, Range 1 West; thence run West along the South boundary line of said 1/4-1/4 section a distance of 690.23 feet to a point; thence turn an angle of 114° 53' to the right and run a distance of 189.41 feet to the point of beginning; thence turn an angle of 23° 45' to the right and run a distance of 134.0 feet to a point; thence turn an angle of 70° 30' to the left and run a distance of 97.0 feet to a point; thence turn an angle of 66° 07' to the right and run a distance of 72.57 feet to a point; thence turn an angle of 85° 39' to the left and run a distance of 8.52 feet to a point; thence turn an angle of 81° 06' to the left and run a distance of 198.1 feet to a point; thence turn an angle of 81° 09' to the left and run a distance of 142.93 feet to the point of beginning.

LESS AND EXCEPT a portion of said property previously conveyed to James R. Roe and Dale C. Roe, described as follows: Commence at the point of beginning of the above-described property and run northeasterly along the boundary of the above-described property a distance of 134.0 feet to a point; thence turn an angle of 70° 30' to the left and run along the boundary of the above-described property a distance of 97.0 feet to the point of beginning of the parcel being excepted; thence turn an angle of 66° 07' to the right and run a distance of 72.57 feet to a point; thence turn an angle of 85° 39' to the left and run a distance of 8.52 feet to a point; thence turn an angle of 81° 06' to the left and run a distance of 66.5 feet to a point; thence turn left and run in a Southeasterly direction a distance of 25 feet, more or less, to the point of beginning of the parcel being excepted.

This deed is executed in conformance with the provisions of the will of Aliene B. Oakes, deceased.

Inst # 1997-10557

04/04/1997-10557
02:27 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

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 said grantee, his, her or 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 stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 10th
day of January February, 1997

(SEAL)

Loretta Argo
Loretta Argo, administratrix with will annexed

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned

a Notary Public in and for said County,

in said State, hereby certify that Loretta Argo, administratrix with will annexed of the estate of Aliene B. Oakes, deceased, Shelby County Probate Court case no. 35-180

Whose name(s) 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, executed the same voluntarily on the day the same bears date.
he/she/they

Given under my hand and official seal this 10th day of January February, A.D. 1997

William R. Justice
Notary Public

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