

SEND TAX NOTICE TO:

(Name) Frank E. Defoor

(Address) 3015 Hwy. 71, Shelby, AL. 35143

This instrument was prepared by

(Name) Rachel Tate

(Address) P. O. Box 1031, Calera, AL. 35040

Form 1-1-27 Rev. 1-48

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twelve Thousand Five Hundred and No/100 Dollars (\$12,500.00)

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

Rachel Tate, an unmarried woman

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

Frank E. Defoor

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

A parcel of land situated in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 13, Township 22 South, Range 1 East, Shelby County, Alabama; more particularly described as follows:

Commence at the SW corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 13, and run thence Eastwardly along the South line of said SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ a distance of 1,058.5 feet to a point; thence continue eastwardly along the South line of said SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ a distance of 244.5 feet to a point; thence at a deflection angle of 84 deg. 14 min. to the left a distance of 60 feet to the point of beginning of this parcel; thence continue in the same direction for 105.3 feet; thence at a deflection angle of 42 deg. 37 min. to the left a distance of 44.7 feet to a point; thence at a deflection angle of 88 deg. 15 min. to the left a distance of 123.5 feet to a point; thence at a deflection angle of 9 deg. 21 min. to the left a distance of 84 feet to a point; thence in an easterly direction to the point of beginning of the tract herein described.

There is also excepted existing rights of way and easements and Alabama Power Company's flood rights to 425 foot datum plane contour as recorded in "Final Record" Probate Office, in Book No. 7, Page 51 and Deed Book 238, Page 862 in

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 hands(s) and seal(s), this 7th day of December, 1996.

(Seal)

Rachel Tate
Rachel Tate

(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 Rachel Tate, an unmarried woman 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of December, A. D. 1996.

Comm EXPIRES 1-25-97

Notary Public.

Inst 1997-18031

Inst # 1997-18031

06/09/1997-18031
01:52 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

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