

This conveyance is prepared without the benefit of a current survey. Attorney makes no certification as to legal description.

Send Tax Notice To:
Vernon Dale Thomas
41 Thomas Lane
Sterrett, Alabama 35147

This instrument was prepared by:
Wm. Randall May
Griffin, Allison, May, Alvis & Fuhrmeister
P. O. Box 380275
Birmingham, AL 35238

INSTRUMENT # 1997-19675
06/24/1997-19675
09:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 74.50

Warranty Deed

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

THAT IN CONSIDERATION OF Sixty Thousand and no/100 Dollars (\$60,000.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Verna Hill Winslett, an unmarried woman,** (herein referred to as Grantor) do grant, bargain, sell and convey unto **Vernon Dale Thomas, a married man,** (herein referred to as Grantee) in fee simple together with every contingent remainder and right of reversion, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

See Attached Exhibit "A" for legal description.

Subject to:

1. Taxes and assessments for the year 1997, and subsequent years, which are not yet due and payable.
2. Coal, oil, gas and other mineral interests in, to or under the land herein described,
3. All other existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee its successors and assigns, forever in fee simple forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantee, his successors and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as

aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantee, his successors, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 20th day of June, 1997.

WITNESS:

Verna Hill Winslett
Verna Hill Winslett

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Verna Hill Winslett 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 date the same bears date.

Given under my hand and official seal, this the 20th day of June, 1997.

Kimberly M. Melton
Notary Public
My commission expires: 03-1-99

EXHIBIT "A"

From the SE corner of the NW 1/4 of the NE 1/4 of Section 6, Township 21 South, Range 1 East, proceed North, along the East line of said 1/4-1/4 Section for a distance of 664.65 feet; thence turn an angle of 90° 15' 00" to the left and proceed for a distance of 1302.32 to the East right of way line of Shelby County Highway No. 49; thence turn an angle of 89° 17' 09" to the left and proceed South along said right of way for a distance of 122.74 feet; thence turn an angle of 00° 24' 46" to the left and proceed South along said right of way for a distance of 49.44 feet to the point of beginning; thence continue in the same direction along said right of way for a distance of 210.00 feet; thence turn an angle of 90° 18' 05" to the left and proceed for a distance of 420.00 feet; thence turn an angle of 89° 41' 55" to the left and proceed for a distance of 210.00 feet; thence turn an angle of 90° 18' 05" to the left and proceed for a distance of 420.00 feet to the point of beginning.

Situated in Shelby County, Alabama.

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