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1997-20602

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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Attorneys at Law
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SEND TAX NOTICE TO:

LOU ELLEN BOISMAIN
150 COUNTRY MANOR DRIVE
STERRETT, AL 35147

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FIFTY SIX THOUSAND and 00/100 (\$156,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, ROBIN WENTWORTH and SANDRA KAY WENTWORTH, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto LOU ELLEN BOISMAIN, AN UNMARRIED WOMAN, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, AND RUN SOUTH ALONG THE EAST BOUNDARY LINE OF SAID SECTION 32 FOR A DISTANCE OF 626.27 FEET TO THE CENTERLINE OF PIPELINE; THENCE FROM AN ANGLE OF 69 DEGREES 06' 12" TO THE RIGHT AND RUN ALONG SAID CENTERLINE OF PIPELINE FOR A DISTANCE OF 1638.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST SAID COURSE FOR 275.50 FEET; THENCE TURN AN ANGLE OF 114 DEGREES 05' 57" TO THE RIGHT AND RUN 792.16 FEET; THENCE TURN AN ANGLE OF 82 DEGREES 27' 50" RIGHT AND RUN 172.31 FEET; THENCE TURN AN ANGLE OF 90 DEGREES 59' 01" TO THE RIGHT AND RUN 706.88 FEET TO THE POINT OF BEGINNING.

SUBJECT TO:

1. Subject to the taxes for the taxes for the year beginning October 1, 1996 which constitutes a lien but are not yet due and payable until October 1, 1997.
2. Permit to Alabama Power Company recorded in Deed Book 107, Page 565, in the Probate Office of Shelby County, Alabama.
3. Title to all minerals underlying caption lands with mining rights and privileges belonging thereto, as reserved in Real Records 062, Page 34, in the Probate Office of Shelby County, Alabama.
4. Restrictions as to no trailers as appears in deed recorded in Real Record 062, Page 34, in said Probate Office .
5. Right of Way to Plantation Pipe Line Company dated October 6, 1941, recorded in Deed Book 112, Page 363, in Probate Office of Shelby County, Alabama.
6. Easements to Colonial Pipe Line Company dated April 5, 1963, recorded in Deed Book 225, Page 173, and in Deed Book 283, Page 716 in said Probate Office.
7. Rights of parties in possession, deficiency in quantity of

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land, boundary line disputes, roadways, unrecorded easements, or any matters not of record which would be disclosed by an accurate survey and inspection of the premises.

8. Except any of the above caption lands that may lie within pipeline easement right of way.

TO HAVE AND TO HOLD Unto the said GRANTEES, 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, 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 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, his, her, or their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, ROBIN WENTWORTH and SANDRA KAY WENTWORTH, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 13th day of June, 1997.


ROBIN WENTWORTH


SANDRA KAY WENTWORTH

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ROBIN WENTWORTH AND SANDRA KAY WENTWORTH whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 13th day of JUNE, 1997.


Notary Public

My commission expires: 12/31/2000

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