

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

Inst # 1997-21179

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

Warranty Deed

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

THAT IN CONSIDERATION OF Forty Thousand and no/100 Dollars (\$40,000.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Marcus H. Winslett and wife, Debra R. Winslett**, (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. All other existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

Together with any mineral and mining rights which grantors may or may not own at the time of this conveyance.

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 we do for ourselves and for our heirs, executors, and administrators covenant with said Grantee, his successors and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey

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the same as aforesaid; that we will and our 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. **These warranties shall not apply to mineral and mining rights.**

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 3 day of July, 1997.

WITNESS:

Marcus H. Winslett
Marcus H. Winslett

Debra R. Winslett
Debra R. Winslett

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Marcus H. Winslett and wife, Debra R. Winslett whose names 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, they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 3 day of July, 1997.

Lumbelby M. Melton
Notary Public
My commission expires: 3-1-99

EXHIBIT "A"

Begin at the SE corner of the NW 1/4 of the NE 1/4 of Section 6, Township 21 South, Range 1 East; thence proceed North along the East line of said 1/4 -1/4 Section for a distance of 306.53 feet; thence turn an angle of 90° 15' 15" to the left and proceed for a distance of 883.52; thence turn an angle of 89° 41' 40" to the left and proceed for a distance of 23.99 feet; thence turn an angle of 89° 41' 55" to the right and proceed for a distance of 420.00 feet to the East right of way line of Shelby County Highway No. 49; thence turn an angle of 89° 41' 55" to the left and proceed South along said right of way line, for a distance of 282.57 feet to the South line of the NW 1/4 of the NE 1/4 of said Section 6; thence turn an angle of 90° 18' 20" to the left and proceed East along the South line of said 1/4-1/4 Section for a distance of 1303.80 feet to the point of beginning.

Situated in Shelby County, Alabama.

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