

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

Send tax notice to:
Denise Owen
5353 Highway 10
Montevallo, AL 35115

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Fifty-Three Thousand Nine Hundred and 00/100 dollars (\$53,900.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, Vera Linholm, (an undivided 1/4 interest), Billie Ruth Harrell (an undivided 1/4 interest), Murriell Ellene Kitchens (an undivided 1/4 interest) and Elder Smith, surviving spouse of Mildred Jo Smith (an undivided 1/4 interest) hereinafter called "Grantor," does hereby GRANT, BARGAIN, SELL AND CONVEY unto Denise M. Owen, a single person, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land in the NE 1/4 of the SE 1/4 of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama, described as follows:

Beginning at the NW corner of the NE 1/4 of the SE 1/4 of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama and run thence southerly along the west line of said 1/4-1/4 a distance of 303.48 feet to a steel pin rebar corner; thence turn 87 degrees 03 minutes 58 seconds to the left and run easterly 185.02 feet to a steel pin rebar corner on the westerly margin of Shelby County Highway No. 10 in a curve to the right; thence turn 110 degrees 45 minutes 06 seconds left to chord and run northwesterly along the chord of said curve a chord distance of 212.98 feet to the P.T. of said curve; thence turn 05 degrees 13 minutes 19 seconds right from chord and continue northwesterly along said margin of said Highway a distance of 108.04 feet to a steel pin rebar corner on the north line of same said 1/4-1/4; thence turn 74 degrees 34 minutes 30 seconds left and run westerly along said north line of said 1/4-1/4 a distance of 95.16 feet to the point of beginning; being situated in Shelby County.

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

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the heirs and assigns of the Party of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, and administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 10th of July, 1997, at 831 Island Street, Montevallo, Alabama.

GRANTOR

Billie Ruth Harrell (L.S.)

Elder Smith (L.S.)

Murriell Ellene Kitchens (L.S.)

Vera Linholm (L.S.)

STATE OF ALABAMA)
SHELBY COUNTY)

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name(s) which is(are) signed to the foregoing Warranty Deed, who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person(s) executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 10th day of July, 1997.

Chris Smitherman
NOTARY PUBLIC

My Commission Expires: 5-13-2000

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER R. SMITHERMAN
ATTORNEY AT LAW
831 ISLAND STREET
MONTEVALLO, ALABAMA 35115

Inst # 1997-22603

07/18/1997-22603
09:55 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 10.00

Inst # 1997-22603