Inst # 1997-23882

THIS PROPERTY DOES NOT CONSTITUTE HOMESTEAD FOR GRANTOR.

Send tax notice to:
Sherry F. James

STATE OF ALABAMA)
)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Fifty-Three Thousand and 00/100 dollars ($53,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Earlene B. Howell,** hereinafter called "Grantor," does hereby GRANT, BARGAIN, SELL AND CONVEY unto, **Sherry F. James,** 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:

Lots 1 and 2, in Block "D", according to Farris Subdivision, First Addition, as shown by map recorded in Map Book 4 page 20 in the Office of the Judge of Probate of Shelby County, Alabama; said lots are further described as follows: Beginning at the point of intersection of the North line of Dry Valley Road with the West line of O'Neal Drive and run thence North 26 degrees 34 minutes West for a distance of 200 feet; thence turn to the left at an angle of 90 degrees and run in a Westerly direction 150 feet; run thence South 26 degrees 34 minutes East for a distance of 215 feet to the North line of Dry Valley Road; then thence North 57 degrees 39 minutes East along the North line of Dry Valley Road for a distance of 150.77 feet to the point of beginning; being situated in Shelby Couanty, Alabama.

This conveyance is subject to all easements, rights-of-ways and restrictions of record affecting said property.

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 24 day of July, 1997, at 831 Island Street, Montevallo, Alabama.

GRANTOR

Earlene B. Howell (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. Earlene B. Howell

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 24 day of July, 1997.

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 # 1997-23882

07/30/1997-23882
11:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 11.50