

SEND TAX NOTICE TO:

Name: Evie Dee Dove
Address: 112 Waldrop Drive
Harperville, AL 35078

This instrument was prepared by:
WALLACE, ELLIS, FOWLER & HEAD
P. O. Box 587
Columbiana, AL 35051

Inst # 1997-27586

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FORTY-FIVE THOUSAND AND NO/100 DOLLARS (\$45,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **ELIZABETH S. WALDROP HOWARD**, a married woman (herein referred to as grantors) do grant, bargain, sell and convey unto **EVIE DEE DOVE** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A part of Lot 28 of the property of Charles W. Mobley as shown on a plat prepared by Norman D. Deloach, RLS #8760, dated May 2nd, 1983, and recorded in Map Book 8, Page 124, in the Probate Office of Shelby County, Alabama, more particularly described as follows:

From the Southwest corner of the NE ¼- NE ¼ of Section 10, Township 20 South, Range 2 East, Shelby County, Alabama proceed N 89° 37' 30" E along the South boundary of said NE ¼ -NE ¼ for a distance of 837.34 feet to the POINT OF BEGINNING of herein described parcel of land; thence from said POINT OF BEGINNING proceed N 0° 14' 50" W 139.31 feet; thence proceed N 62° 17' 12" E 128.89 feet; thence proceed N 77° 46' 00" E 72.12 feet; thence proceed S 13° 54' 00" E 219.40 feet to a point on the aforementioned South boundary of said NE ¼-NE ¼; thence proceed S 89° 37' 30" W 236.69 feet, back to the POINT OF BEGINNING of herein described parcel of land.

Also for access to the above described parcel of land and easement being 25 feet in width and being more particularly described as follows: From the Southwest corner of the NE ¼ -NE ¼ of Section 10, Township 20 South, Range 2 East, Shelby County, Alabama proceed N 89° 37' 30" E along the South boundary of said NE ¼ -NE ¼ for a distance of 837.34 feet; thence proceed N 0° 14' 50" W 139.31 feet; thence proceed N 62° 17' 12" E 128.89 feet; thence proceed N 77° 46' 00" E 47.12 feet to the POINT OF BEGINNING of herein described 25 foot easement; thence from said POINT OF BEGINNING proceed N 12° 14' 00" W 12.50 feet to a point in the center of said easement the outer boundaries of which are 12.50 feet either side the following described line; thence proceed along the center of said easement N 79° 51' 59" E 260.54 feet to a point in the center of County Road 452 (Country Church Road); said point being the POINT OF TERMINATION of said easement.

The above described parcel of land and easement are located in the NE ¼ -NE ¼ of Section 10, Township 20 South, Range 2 East, Shelby County, Alabama and is a portion of a parcel of land described by deed in the Office of the Judge of Probate of Shelby County, Alabama in Deed Book 354 at Page 28.

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08/28/1997-27586
09:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 57.00

SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS:

1. Taxes for 1997 and subsequent years. 1997 ad valorem taxes are a lien but not due and payable until October 1, 1997.
2. Transmission line permits to Alabama Power Company as recorded in Deed Book 154, Page 421; Deed Book 154, Page 422; and Deed Book 161, Page 142, in Probate Office.
3. Title to one-half interest in minerals underlying caption lands with mining rights and privileges belonging thereto, as excepted in Deed Book 349, Page 503, in Probate Office.
4. Rights of other parties in and to the use of the easement described hereinabove.

The hereinabove described property does not constitute any part of the homestead of the grantor or the grantor's spouse.

TO HAVE AND TO HOLD to the said grantee, 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, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 26th day of August, 1997.


Elizabeth S. Waldrop Howard

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elizabeth S. Waldrop Howard 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 day the same bears date.

Given under my hand and official seal this 26th day of August, 1997.


Notary Public

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