

This instrument was prepared by

(Name) B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
(Address) PELHAM, AL 35124

WARRANTY DEED- EASEMENT

Send Tax Notice To: ALAN MOODY

name

P. O. Box 445

address

Chelsea, AL 35043

STATE OF ALABAMA

SHELBY

COUNTY}

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS,

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Ronald P. Banker and wife, Carol D. Banker

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Alan Moody

(herein referred to as grantee, whether one or more), the following described real estate/situated in
Shelby County, Alabama, to-wit:

EASEMENT DESCRIPTION:

Commencing at the Northeast Corner of the South Half of the Northeast Quarter of the Northwest Quarter of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama; thence West along the North Boundary Line of said South half for a distance of 855.13 feet; thence South 15 degrees 13 minutes 18 seconds West, a distance of 321.44 feet; thence West for 787.65 feet more or less to the East Right of Way Line of Shelby County Road No. 55 and the POINT OF BEGINNING of the centerline of a 15 foot wide easement; thence East for 887.65 feet to the point of ending of said easement.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

Said easement to run with the land.

This easement was prepared at the request of the grantors and grantee, with no prior title examination having been made.

09/04/1997-28237
08:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
9.00
MCD

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 GRANTEE(S), 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 GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this

day of September, 1997.

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

Ronald P. Banker

Ronald P. Banker

Carol D. Banker

Carol D. Banker

General Acknowledgment

STATE OF ALABAMA }
COUNTY }
the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ronald P. Banker and wife, Carol D. Banker, whose name(s) 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 day the same bears date.

Given under my hand and official seal this 2nd day of

September, A. D. 1997.

Beverly D. Dill
Notary Public

1997-28237
Inst