

Name: Howard E. & Irene W. Baxendale
Address: 1481 Mission Hills Road
Montevallo, AL 35115

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

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS (\$1.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **HOWARD E. BAXENDALE and wife, IRENE W. BAXENDALE** (herein referred to as grantors) do grant, bargain, sell and convey unto **HOWARD E. BAXENDALE and IRENE W. BAXENDALE** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A part of the SE ¼ of Section 22, Township 21 South, Range 3 West, being more particularly described as follows:
Commence at the Northeast corner of the SE ¼ of Section 22, Township 21 South, Range 3 West; thence run West along the North line of said ¼ - ¼ Section a distance of 485.43 feet; thence turn left 98° 46 min. 17 sec. and run Southeasterly a distance of 16.16 feet to the point of beginning; thence continue along the last described course a distance of 840.27 feet to the Northerly right-of-way line of Shelby County Highway No. 80; thence turn left 98° 19 min. 57 sec. and run Northeasterly along said right-of-way line a distance of 140.0 feet to a point of curve to the right; said curve having a radius of 3859.72 feet and an interior angle of 2° 07 min. 12 sec.; thence run Northeasterly along said right-of-way line an arc distance of 142.70 feet; thence turn left 82° 31 min. 06 sec. from the tangent to said curve and run Northwesterly a distance of 758.91 feet; thence turn left 83° 01 min. 10 sec. and run Westerly a distance of 301.10 feet to the point of beginning.

Subject to right-of-way granted to Shelby County by instrument recorded in Deed Book 245, Page 257, in the Probate Office of Shelby County, Alabama.

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 4th day of September, 1997.

Howard E. Baxendale
Howard E. Baxendale

Irene W. Baxendale (SEAL)
Irene W. Baxendale
Inst # 1997-28363

09/04/1997-28363
12:47 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.50

Inst # 1997-28363

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Howard E. Baxendale and wife, Irene W. Baxendale 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 day the same bears date.

Given under my hand and official seal this 4th day of September, 1997.

Conrad M. Fowler Jr.
Notary Public

Inst # 1997-28363

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