

Inst # 1997-32684

10/07/1997-32684

STATE OF ALABAMA

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§
§

03:21 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 SNA

12.00
Property Value \$77,000.00

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and NO/100 (\$10.00) and other good and valuable considerations to the undersigned ALABAMA BETTER BUILT HOMES, INC., herein referred to as Grantor, in hand paid by OLEN W. GALLOWAY AND WIFE, KATHY L. GALLOWAY, whose mailing address is 5862 Highway 61, Wilsonville, Alabama 35186, herein referred to as Grantee, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantee, all their right, title and interest in and to the following described real estate, situated in Talladega County, Alabama:

Commence at a corner in place accepted as the Southeast corner of the Southwest one-fourth of the Northeast one-fourth of Section 22 Township 21 South Range 1 East, Shelby County, Alabama. Thence proceed North 90°00' West along the South boundary of quarter-quarter section for a distance of 1271.08 feet to a point; thence proceed North 18°48'40" West for a distance of 145.95 feet to a point; thence proceed North 0°58'20" East for a distance of 255.20 feet to a corner in place; thence continue North 00°58'20" East for a distance of 370.05 feet to a corner in place and the point of beginning. From this beginning point continue North 0°58'20" East for a distance of 175.30 feet to a corner in place located on the Southerly boundary of a Shelby County paved road; thence proceed North 64° 16' 40" East along the Southerly boundary of said road for a distance of 266.21 feet to a point, said point being South 64°16'40" West of and 45.19 feet from a concrete right-of-way monument; thence proceed South 0°58'20" West for a distance of 311.32 feet to a point; thence proceed North 85° 04'35" West for a distance of 238.40 feet to the point of beginning.

The above described property is located in the Southwest one-fourth of the Northeast one-fourth of Section 22, Township 21 South, Range 1 East Shelby County, Alabama and contains 1.33 acres.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, their heirs and assigns, forever

And the Grantor does for itself and for its successors and assigns, covenant with the said Grantee, and the heirs and assigns of the Grantee, that it is lawfully seized in

fee simple of said premises, that they are free from all encumbrances, except as herein stated, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns, shall warrant and defend the same unto the said Grantee, and the heirs and assigns of Grantee forever, against the lawful claims of all persons except those who claim under them or under any provision of this deed.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name and on its behalf, and the corporate seal to be hereunto affixed, on this the 11th day of September, 1997.

ALABAMA BETTER BUILT HOMES, INC.


BY: Janet R. Morris, Its Representative

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\$2.00

I, the undersigned authority in and for said County in said State, hereby certify that Janet R. Morris, whose name as Representative of Alabama Better Built Homes is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of this instrument, she executed the same, as such officer and with full authority, voluntarily on the day the same bears date, for and as the act of said corporation.

Given under my hand and official seal this the 11th day of September, 1997.


Notary Public

THIS INSTRUMENT PREPARED BY:
PROCTOR AND VAUGHN
201 North Norton Avenue
Sylacauga, Alabama 35150
6087.17