

STATE OF ALABAMA
COUNTY OF SHELBY

)
) **WARRANTY DEED**

KNOW ALL BY THESE PRESENTS, that in consideration of **Ten & No/100 Dollars (\$10.00)** and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Mildred L. Orr**, a married woman (Mildred L. Orr named herein is one and the same as Mildred L. Bolton, devisee under the Wills of Katherine W. Bolton and Arthur P. Bolton, Jr. and grantee in deed recorded in Deed Book 268, Page 130)(herein referred to as the "Grantor"), grant, bargain, sell and convey unto **Arthur P. Bolton, III** (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama to wit:

See Exhibit A attached hereto and incorporated herein as if set forth fully and at length.

This property does not constitute the homestead of the Grantor or her spouse.

SUBJECT TO:

1. **1998 Ad Valorem Taxes, a lien but not yet due and payable.**
2. **Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto not owned by the Grantor.**
3. **Easements, restrictions, covenants, limitations and other matters of record.**

TO HAVE AND TO HOLD, unto said Grantee his heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators, covenant with said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid, and that I will and my heirs and assigns shall, warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has executed this conveyance, this the 14 day of October, 1997.


Mildred L. Orr

Inst # 1997-33935

10/17/1997-33935
02:24 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MEL 23.50

STATE OF Alabama)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Mildred L. Orr** 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.

Given under my hand this 14th day of October, 1997.

Catherine M. Mills
Notary Public
My Commission Expires: 11/2/98

RE-2870

THIS INSTRUMENT WAS PREPARED BY:

James E. Vann, Esquire
Johnston & Conwell, L.L.C.
800 Shades Creek Parkway
Suite 325
Birmingham, Alabama 35209
(205) 414-1212

SEND TAX NOTICE TO:

Mr. Arthur P. Bolton, III
1201 Bethlehem Pike
Flourtown, PA 19031

EXHIBIT A

Commence at the NW Corner of the NW 1/4 of said Section 36; thence S 86deg-11'13" E along the north line of said Section 36 a distance of 618.71'; thence S 3deg-48'47" W a distance of 263.06'; thence S 21deg-29'02" E a distance of 561.09' to the **POINT OF BEGINNING**; thence continue along the last described course a distance of 1125.02' to a point on the north R.O.W. line of Shelby County Highway #24 (Longview-Montevallo Road - 80' R.O.W.); thence N 83deg-06'00" E along said R.O.W. a distance of 26.87'; thence N 77deg-22'21" E along said R.O.W. a distance of 100.00'; thence N 70deg-22'21" E along said R.O.W. a distance of 100.00'; thence N 63deg-32'21" E along said R.O.W. a distance of 100.05'; thence N 55deg-14'51" E along said R.O.W. a distance of 100.05' to the NW intersection of Shelby County Highway #24 (Longview-Montevallo Road - 80' R.O.W.) and Stage Coach Road (Prescriptive R.O.W.); thence along said Stage Coach Road R.O.W. N 21deg-29'15" W a distance of 972.06'; thence S 87deg-41'52" W a distance of 446.54' to the **POINT OF BEGINNING**. Containing 10.33 acres, more or less.

Inst # 1997-33935

10/17/1997-33935
02:24 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MEL 23.50